

ALASTAIR DUNN

28 April, 2020

El Dorado County

Planning Commissioners:

- Jon Vegna, District 1
- Kris Payne, District 2
- John Clerici, District 3
- Andrew Nevis, District 4
- Daniel Harkin District 5

Re: "Issues" CEDH-SP

Honorable Commissioners;

I stand before you to convey my comments regarding on (parker rezone) as a thirty year resident of El Dorado Hills (EDH) and as a retired land developer specializing in project financial feasibility analysis but also with past experience in entitlement processing with Coker Ewing Development.

I mention my former profession because my comments are based on an analysis of the project not only as a resident of EDH, but also from a development viewpoint. I express my views and concerns with this project by identifying "issues" that I pray you take into account in your deliberations. I have also put together a Power Point giving more detail and numbers that formulate my concerns. Such a Power Point is available to be presented to you, if you desire.

Firstly, I would like to say I have utmost respect and admiration for Bill Parker as a developer and thank him for his exquisite development in Serrano. Sadly, I feel this is not the same Bill Parker that submitted this project.

I believe the issues cited below, might contribute to a project more in line with the EDH communities liking. The views expressed are my own and not necessarily endorsed by any community group within EDH.

**1. DENSITY**

- a. Does the County's housing policy require the level of high density (14upa) proposed in order to meet its housing policy objectives?
- b. The proposed densities are out of keeping with character of community,
- c. To illustrate the impact of the high density proposed, Parker should be required to provide a schematic lotting plan of the proposed unit count. Only in this way may the community appreciate the scale and density proposed..

Comment: is the density appropriate for the area? If the State of CA is mandating increased density levels, is this the right area to comply? Do 544 high density units move the needle at all in any meaningful way in terms of RHNA? Have the costs (and benefits) to this designation here been evaluated?

Observation (A): The very high development impact fees (estimated at \$84300/unit on average) in EDCo. discourages the building of high density projects. A land residual analysis of the proposed

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density on this project today indicates that the developer would face an “opportunity cost” (i.e. forgo a higher land value sale) if HDR were built. To encourage high density development in the County a Fee reduction is where the real mitigation needs to happen if HDR is to be encouraged.

Observation (B): Strange what happens on the way to the Forum... A 2015 Staff Report cited: “Proposed CEDHSP Overview (Cont.) • **Maximum development potential of up to 737 dwelling units (1,000 dwelling units if age-restricted housing is provided)** and up to 50,000 square feet.. etc.” ... **Now we have a 1000 unit proposed project and a Senior Housing “alternative” of 1800 units!**

## 2. **EXECUTIVE GOLF COURSE: Private (vested) rights vs Public Golf course\***

*\* From Staff Nov. 2019 Report. “The decision to abandon the land for the public course was made in 2000 with the approval of the Serrano Village C1 residential tentative subdivision map/planned development (under application PD99-04/TM99-1361) by the County Planning Commission. The land for the public golf course is now part of the approximately 1,211 acres of open space within the El Dorado Hills Specific Plan”.*

### a. Parker states his interpretation of his “rights” on rezoning the golf course to be:

*\*“The golf course was... constructed in the early 1960s as a temporary golf course marketing tool to attract homebuyers to El Dorado Hills. The golf course was not part of or a mitigation for the 1988 El Dorado Hills Specific Plan, nor was it constructed as a mitigation requirement for the El Dorado Hills-Salmon Falls Area Plan”. ... **but parker’s Serrano Project did benefit from the “El Dorado Hills” community status** in the execution of his project.*

### b. Is Parker’s the only criteria to be used in the County’s determination for a change in zoning?

### c. Recent lawsuits and rulings have had other interpretations giving the public (EDH community) parallel rights that the County should examine; they are NOT minor\*.

*\*See: ORANGE CITIZENS FOR PARKS AND RECREATION et al., Petitioners, S212800 v Ct. App. 4/3 G047013, THE SUPERIOR COURT OF ORANGE COUNTY, No. 30-2011-00494437 ;*

*\*Also see: Repurposing Golf Courses and Other Amenities That Burden the Land: Covenants Running Forever – A Transactional Perspective, 52 UIC J. MARSHALL L. REV. 603 (2019).*

### d. It would greatly behoove the County to have Counsel undertake a (legal) “finding of fact” because it would be the County – not Parker – the party to be sued if things go south.

In short, what rights does Serrano Associates have in terms of the RFH zoning on the 99 acre Executive Golf Course? Is trading the 99 acre RF H zoning for the project's open space a fair exchange?

## 3. **OAK TREE MITIGATION**

### a. Pedregal: The EIR’s tree study is based on “canopy” coverage. I respectfully suggest that is not a true “tree count”, it is only accurate as to its methodology allows, i.e. it is subject to many variables that may not be appropriate in this case. What ever happened to an Arborist Report on numbered trees within the impacted area?

### b. Replacement ratios: The criteria given for a 1:1 replacement for areas under 50% of (?) and 2:1 ratio for 100% removal ... is highly confusing and troubling to me. Indeed the fact that the ORMP is being challenged in court should tell the County that applying these standards in an infill situation is totally inappropriate. Are we not talking about an urban forest?

### c. Is Parker – and County- merely applying the convenient policies available in the ORMP? If truly evaluating the impact of specific tree removal and mitigating its consequences, this particular situation in Pedregal, would be different.

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If Parker wants such a high density project, all the oak tree impacts in the “canopied” area in Pedregal, this area should be “avoided” altogether.

## 4. EID WATER SUPPLY

Tully & Young Memoranda: “EID, successfully execute the contracts and obtain the water right permit approvals for currently unsecured water supplies.... **Absent these steps, the water supplies currently held by EID and recognized to be diverted under existing contracts and agreements would be insufficient in 2035 to meet the Proposed Project demands along with all other existing and planned future uses.**

- a. EID’s UWMP-2020 Final report is centered on long term planning (2020-2040) and gives many caveats such as XXX acre feet is “*assume to be available, etc.*” Does this “assumption” also mean that the pipes are in the ground? I doubt it.
- b. Neither EID’s report, nor Tully’s memoranda, focuses on short term (2020-2010) supply issues. There is no reference as to the EID infrastructure investment required - or the sources of this capital - to ensure timely supply.
- c. Mitigation for the project’s water supply appears to be ... that EID ‘shall provide’. Meanwhile EID states: it “*will not issue any new water meters if there is insufficient water supply*”. Is this statement an acceptable mitigation?

- d. What would be the liabilities incurred by EID - or the County - if the project is approved and no water available?
- e. What are the contingent liabilities to the County for this EID policy and mitigation?
- f. To underscore my point, the following table (>>) was developed from data provided in the 2020 Urban Water Management Plan (Draft 2021). Sly Park is the cornerstone of EID’s supply. Taking this as “the key source”, and by adding or subtracting the stated data, the risks of the project to secure water taps takes a different hue; particularly for EDH in a drought year.

Table & assumptions made by ACD with data taken from EID 2020 WMP.	<u>Total: Sly Park only</u>	TotalSlyPk+ <sup>“</sup> Assumed to be available <sup>”</sup>	EDH only @ 47% of total
<b>Sly Park / Lic#11835/6</b>	<b>23,000</b>	<b>23,000</b>	<b>10,810</b>
Warren Act Contract (Webster) (a)		4,560	2,143
American River Diversion/Forebay (b)		15,080	7,088
<b>TOTAL AVAILABLE SUPPLY</b>	<b>23,000</b>	<b>42,640</b>	<b>20,041</b>
<b><u>Acre Feet DEMAND</u></b>			
EDH actual demand 2020	(12,460)	(12,460)	(5,856)
East & West Area Demand	(13,856)	(13,856)	(6,512)
<b>TOTAL EID DEMAND</b>	<b>(26,316)</b>	<b>(26,316)</b>	<b>(12,369)</b>
Less: existing and planned projects	(10,164)	(10,164)	(7,054)
<b>NET (DEFICIT) Acre Feet</b>	<b>(13,480)</b>	<b>6,160</b>	<b>618</b>
Less drought deficit availability	(3,750)	(3,750)	(1,763)
<b>NET (DEFICIT) Acre Feet IN DROUGHT</b>	<b>(17,230)</b>	<b>2,410</b>	<b>(1,144)</b>
(a) Ditches / Weber Reservoir Rights (License 2184 and Pre-1914 Water Rights) are appropriative. And (b) Project 184 (Pre-1914 appropriative rights from the Upper South Fork American River) (**) EDH allocation is 47% based on 2020 data			

**Conclusion:** The Project’s EIR should focus on the near term supply issues within EHD because it is during the next ten years this – and the other projects in the pipeline - are expected to be initiated. Tully & Young should prepare a “Sources & Uses” of water over a 20 year period and footnote the value of infrastructure improvements needed for the supply to happen; only then will we get the true picture.

## 5. REZONE APPROVAL PROCESS

Today’s hearing is about the: Recommend adoption of the CEDHSP and associated actions to the Board of Supervisors in a future resolution that includes: • Make Findings of Fact and Statement of

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Overriding Considerations for CEDHSP environmental impacts • Adopt the Mitigation Monitoring and Reporting Program • Approval of the amendments to the County General Plan Land Use Map • Approval of the amendments to the EDHSP • Approve the rezoning • Approve the Large Lot Tentative Subdivision Map • Approve the Planned Development Permit • Approval of the Development Agreement

- a. Why such a hurried omnibus approach to approving entitlements; no less than nine items in one hearing!
- b. Staff cites “a two-step process”. Is this now the norm in El Dorado County? Or a one off for Parker?
- c. Is this a Tentative Map or a Specific Plan? Parker wants the flexibility of a Specific Plan but seeks the specificity of a tentative map... albeit disguised in the form of a Large Lot Tentative Map. Whereas this may be legal; is it right? Are the rights of the EDH Community upheld in this kind of an approval process?
- d. To boot, Parker wants subsequent “ministerial approvals” from then on out. Is this usual? Does the county BOS and Planning Commission want to relegate their elected duties?

## 6. **KEY “ENVIRONMENTAL” PERMITS:**

Parker states that the “County agrees to submit, as the applicant, any applications for: Section 1602 streambed alteration agreement from the California Department of Fish and Wildlife (CDFW). Section 404 permit from the U.S. Army Corps of Engineers (USACE) for fill of waters of the United States. Biological opinion from the U.S. Fish and Wildlife Service (USFWS) for project impacts on special-status species. .... permits necessary for the construction of the road improvements offsite of the Project property, specifically including, without limitation, the Country Club Drive, Phase 2 Improvements. County shall exert its best efforts to timely secure all necessary permits. It is well to point out that the EIR has specifically mapped the areas of impact.

- a. Since when has the County of El Dorado been the applicant (and responsible for) obtaining permits for which developers are habitually responsible.
- b. Is the County now in the development business? Since when has the county taken responsibilities for a developer?
- c. Indeed, have other projects been included this approach, and if so, is it appropriate, and what sort of risk exposure does it present to the County?

## 7. **THIS IS A GIANT INFILL PTOJECT ... of 341 acre 1000 unit**

**Quote from Staff Report 2022:** County Policy 2.4.1.5 maintains that “*the County shall implement a program\* to promote infill development in existing communities. AND directs the County to establish a program to promote infill development*”.

**Staff’s answer:** “CEDHSP Consistency with the General Plan, this policy directs the County to establish a program to promote infill development but does not set forth a County definition of “infill.” Infill sites are generally defined as undeveloped sites that are designated for urban or suburban development and that are surrounded by existing development. The CEDHSP meets this definition”.

**And continues:** “It (the program\*) has not yet been implemented by the County....(therefore) ... the CEDHSP would not be able to participate in this future program because the CEDHSP area exceeds 5 acres in size.”

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- a. Frankly this is a giant cop-out. The County has missed a great opportunity to initiate "an infill program" based on this project. And,
- b. Are five acres to be the key criteria? What about a development in the midst of 40000 residents of EDH surrounding this infill project?
- c. Would not have the EDH Community been better served under this Policy?
- d. If "time" were cited as the reason, are we not now in the seventh year of deliberation?

## 8. PUBLIC FACILITIES FINANCING PLAN: "hole in the donut concept"

Public and Civic Facilities Investment 10.2.1.4 Require new discretionary development to pay its fair share of the costs ... based upon the demand for these facilities which can be attributed to new development.

- a. Was this Golf Course (i.e. open space) area ever in the defined area of benefit for calculating the impact fees to be levied? I believe not. Like the hole in a doughnut ... it was never there!
- b. Accordingly, paying about \$94.7 million\* "fees" on this area's residential units would be an unexpected \$94.7M windfall to the County. Meanwhile the EDH community shoulders the burden and impact since about \$70M in fees go to elsewhere in the County! Is this right? Is it fair to allocate a burden but no benefit? (\* I undertook a brief analysis of the EPS study and estimated the current impact fees based on readily available County data. The Excel sheets are available. On average the total fees come to \$84,000/ unit (\$78000 in fees plus \$6400 /unit in Mello Roos assessments).
- c. EPSs' 2017 study - and the Development Agreement - claims a "reimbursement agreement" which to me means Parker finances out completely AND leaves the homeowner with a Mello Roos equivalent to a present value of \$6400 / unit in Mello Roos assessments. Is this fair?  
Workforce Housing: County Housing policy is rich on goals, weak on delivery of "affordable / workforce" housing .... could an estimated \$60.9M of fees to be directed to the County be a "requirement" be satisfied (offset) by fee forgiveness of this "windfall" in the amount of enormous value of fees going out of EDH. This could go a way in balancing the issue of fairness?

**Public Facilities Financing Plan by EPS 2017:** This document is now over five years old and should NOT be used as part of this submittal by Parker. It needs to be updated, particularly since the Development Agreement relies heavily on this important document.

## 9. DEVELOPMENT AGREEMENT:

- a. This is the main document any developer wants approved; it is crucial to both the County and Parker; so why the rush to approve it in an omnibus bill?
- b. How can the Planning Commission even allow this hearing – which includes the Development Agreement – when it was NOT included in the package sent out for public comment!
- c. What does the law say about "hearing" a document that was not there?

**The real question at hand is the equity split between benefits to: the applicant, the County, and the community.** Essentially, without community representation "at the table", the County is negotiating the development agreement to benefit of its own interests and not necessarily to benefit the community that directly bears the impacts of development. If so, it is the Community - who is voiceless in this process - has a legitimate right to be concerned about two extraneous entities possibly working against their interests. This is not right, or fair.

Suggestion: The Planning Commission name specific individuals from APAC, CSD and Serrano HOA to represent the community "at the negotiating table" for the Development Agreement.

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10. What is really needed is “real” discussion of the project with the EDH Community regarding the proposed project’s impacts, costs and benefits, to be reformulated under the County’s “infill” Policy 2.4.1.5.


I rhetorically ask:

- a. Was this project ever subjected to a Planning Charette in the EDH community?
- b. To what extent did the EDH community as a whole have input in the planning process?
- c. Parker claims “the applicant has conducted public outreach to solicit input on the project that has included the following: • 86 project briefing meetings with interest groups • 73 project site tours • 19 project briefing meetings with the public”
- d. If so why the outcry from 500 people in a recent public meeting?

I appreciate your hearing me out.

I remain,

Yours sincerely,



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Wayne A. Lowery  
3138 Brackenwood Place  
El Dorado Hills, CA 95762  
916.202.4198

April 28, 2022  
~~June 13, 2021~~

CEDHSP@edcgov.us

Rommel Pabalinas, Senior Planner  
Development Services Department, Planning Division  
El Dorado County Planning Commission  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

RE: Proposed Central El Dorado Hills Specific Plan Recirculated Draft Environmental Impact Report (RDEIR)

I support the No Project Alternative and encourage the Planning Commission and Board of Supervisors to deny the application for the Central El Dorado Hills Specific Plan (CEDHSP).

Please accept my comments, concerns and questions regarding the proposed Central El Dorado Hills Specific Plan. I am seeking clarification on several issues regarding the Recirculated Draft Environmental Impact Report (RDEIR) for this application. The accompanying photos were supplied by a local resident; date unknown.

Mel, I would like to state upfront that I have always supported local development that meets the conditions of the El Dorado County General Plan as it applies to El Dorado Hills and--as the former General Manager and a former elected board member of the El Dorado Hills Community Services District--have generally appreciated the efforts of local developers to provide quality residential and commercial services to our community. Thoughtful development that is responsive to the voices of our community and sensitive to the park and recreation needs of its residents as well as our critical biological, cultural and land use resources should be welcome. I would also like to thank you for forwarding an electronic copy of the RDEIR for my review when I was unable to locate a hard copy at the El Dorado Hills Library.

#### **Serrano Village D-1, Lots C & D**

The Parker Development Company has development rights for Serrano Village D-1 and should be allowed to proceed—if that is their desire—provided they are conditioned to follow the strict County requirements regarding naturally occurring asbestos during construction.

- Can the county negotiate an agreement to acquire Serrano Village D-1, Lots C & D from the current owner and rezone the property as Open Space?
- What agency or organization will manage the open space area after development?
- Are there any cultural resources identified in the Serrano Village D-1, Lots C & D area and are they being protected under the current Development Agreement?

#### **Pedregal Village**

**Biological Resources:** There is reference to only one Acorn Woodpecker nest in the RDEIR yet it is generally known that several exist.

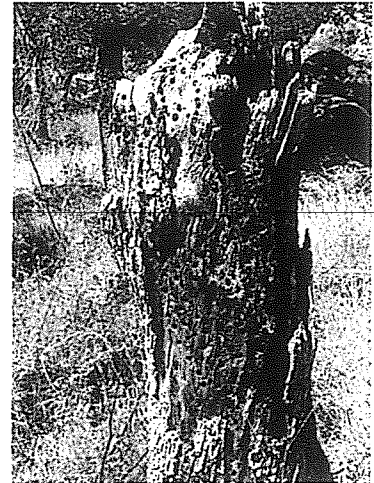
- Will the biological consultant be required to review and update the report?
- As a protected animal species, what conditions will be placed on the developer to assure protection of these nesting sites?

The proposed Pedregal development contains one of the last Blue Oak woodland areas in El Dorado Hills.

- Will these native trees be incorporated into and protected by the proposed development?

The greenbelt in Ridgeview Village (EDHCSD Lots A, B & C) along with the El Dorado Hills Bowman Archery Range immediately east of the Pedregal and over 1,000 acres of open space in the El Dorado Hills Specific Plan Area (Serrano Villages) have created a biodiversity corridor which includes the Pedregal Property.

- How has the RDEIR addressed this biological resource?
- What public access is planned for the open space in Pedregal?
- If access is to exist, why is it not designated in either of these plans?



Development of hardscape has the potential to increase water runoff into the Carson Creek/Cosumnes watershed system.

- What will be impact of the development to the riparian habitat along the Carson Creek tributary?
- How will hazardous waste be prevented from entering the watershed system?

**Cultural Resources:** There are significant cultural resources on the proposed Pedregal development. Indigenous peoples used the natural spring for centuries to support their communities as did pioneer ranchers starting in the mid 1800s. As a result, there are significant bedrock mortar/grinding rock sites with multiple mortar holes as deep as ten inches as well as pioneer artifacts.

- Can the El Dorado Hills community be assured that these significant cultural sites will be protected, preserving them for future generations as was accomplished in Fairchild, Park, and Laurel Oaks Villages and other residential developments in El Dorado Hills?
- The 2011 DEIR site maps show these significant culturally sensitive areas and past plans were designed to preserve these sites. Is this still the plan?
- Can the allotted open space be designed in Pedregal to incorporate these significant cultural resources?

A great number of native American grinding rocks are scattered through the areas in Pedregal.

- Are these to be preserved?
- Are they going to be made accessible to the public?



Based on the depth of the mortar holes in the grinding rocks, the indigenous people lived on the hillside for many centuries. Thus, it is reasonable to assume a burial site is in the proposed Pedregal development.

- How is the potential for Native American burial sites being taken into consideration?
- Has an appropriate archeological dig been done to satisfy this issue?
- Have the current appropriate Native American groups been a part of the process?
- What assurances are there that local Native American tribes involved with the project are adequately reviewing this site?

Besides the dozens of grinding rocks near the spring, there is evidence that one or more kitchen middens exists. (*Midden: Archaeological term for trash or garbage heap. Middens are a type of archaeological feature, consisting of localized patches of dark-colored earth and concentrated artifacts which*



resulted from the deliberate discard of refuse, food remains, and domestic materials such as broken and exhausted tools and crockery).

- How will this project be conditioned to protect this midden area?

Considering the heavy use of this area by Native Americans as evidenced by the midden and number of grinding rocks, it is extremely likely that a burial ground also exists.

- What assurances does the RDEIR provide that a burial area does not exist or, if undetermined, that conditions of construction will be sensitive to the possibility?
- What is the Planning Department and Planning Commission's level of confidence that review of this area by local Native American's is thorough and accurate?

Following the use by Native Americans, the area of the Pedregal was originally occupied by a pioneer named John Murphy who constructed a cabin near the year-round spring at the north end of the Pedregal the foundation for which, along with several rock walls, still exist. This was later purchased by the Kyburz family.

- Will the developer be conditioned to preserve this Historic Pioneer Site?
- What if any responsibility does the developer have in preserving these sites and antiquities as well as making their historical value known and available to the community now and in the future?
- How will the sensitive cultural resources be protected? Burial? Fencing? Other?

Once the project is approved, the open space area(s) conditioned to preserve, and the construction is completed, these areas will need ongoing management and protection.

- What agency or organization will be responsible to manage the Pedregal open space area?

**Hydrology/Water Quality:** There is a natural year-round spring and at least a dozen seeps on the northerly end of this project. The proposed Pedregal development rests on a hillside used by indigenous peoples for centuries due its proximity to this year-round water source. Early pioneers dammed what is now the Cosumnes Watershed drainage ditch running along El Dorado Hills Boulevard to build a reservoir for local ranchers. Similar seeps also exist in the Ridgeview Village lots west of the Pedregal site. Several homeowners in the existing homes have experienced property damage caused by natural water seeps which, apparently, were not recognized during the development of their homes. Further, it appears that the Pedregal seeps will be crossed by roadways internal to the project.

- Will the County condition the developer to protect this hydrologically sensitive area?
- How will this natural spring and adjacent seeps be mitigated if development is approved?
- How does this hydrology impact the stability of future potential apartment/home sites?
- Should this be a disclosure issue to future purchasers of these sites and who is responsible?
- Will the developer be required to disclose seep locations to future homeowners?
- How old is the latest hydrology study being used for this RDEIR and will the County require that the study be updated?
- Will developer be conditioned to mitigate future damage to homes and public facilities?
- How will the year-round spring be protected from public vandalism in the future?

**Land Use Resources:** Regarding vehicle traffic egress and exit to the Pedregal project, the entrance and exit points are proposed at Wilson Boulevard and Gillette Drive.

- Has a vehicle safety study been conducted?
- How will the entrance and exit points on the steep slopes of Wilson Boulevard and Gillette Drive be designed to account for the grade of the hillside?
- If a three-way stop or signal is installed at either of the north or south entrances to the Pedregal development, will vehicles traveling up hill on either Wilson Boulevard or Gillette Drive have the power to successfully accelerate from a dead stop?

**Recreation:** Other than passive open space, the project does not appear to address the park and recreation needs of the proposed Pedregal Village.

- What will be the recreational needs of the future Pedregal residents?
- Will the EDHCSD's master plan accommodate those needs?

The RDEIR does not appear to address trail and path opportunities for residents.

- Are bike/pedestrian paths proposed or conditioned in the Pedregal project?
- Are the steep slopes of the Pedregal property being considered in the design for pedestrian accessibility by the frail or physically challenged?

#### Former Executive Golf Course

The original developer of El Dorado Hills, Allan Lindsey, set aside this property to be used for open space/recreational purposes. He created the El Dorado Hills Executive Golf Course as an amenity to provide the corner stone of a quality lifestyle which became the landmark for El Dorado Hills. Not part of the El Dorado Hills Specific Plan Area (Serrano Village), the Parker Development Company negotiated to purchase the Executive Golf Course from the Mansour Company arguing that the attractiveness of the green, open space area along with the quality lifestyle perception the golf course presented to future home buyers was an important marketing amenity to be protected. Although the Former Golf Course was later closed, the remaining open space area and potential for a park remains of high value to the El Dorado Hills Community. This was emphasized by the over 91% advisory vote (Measure E) by El Dorado Hills residents in 2015 who opposed rezoning the Executive Golf Course.

The Planning Commission received public comments on the CEDHSP at their May 27, 2021 meeting. At that meeting, EDHCSD President Noel Mattock made it clear that the district continues to remain interested in acquiring the Former Golf Course should the price become more affordable. If rezoning does not occur, it is highly likely that the appraised property value will be within the district's ability to purchase this property.

**Biological Resources:** Except for the "No Project" alternative, a considerable portion of the project will become hardscape which will impact water runoff.

- What will be the impact of increased water runoff into the Carson Creek /Cosumnes River watershed system?
- How will hazardous waste (e.g., Vehicle motor oil, pesticides, fertilizers, etc.) be prevented from entering the watershed system?
- What will be the impact of the development to the riparian area along the Carson Creek tributary?

**Cultural Resources:** Since environmental studies were virtually nonexistent at the time, it is possible that construction of the Executive Golf Course in 1962 obscured a variety of cultural resources including prehistoric resources from centuries of Native American occupation as well as from early ranching and the former Clarksville community.

- Has there been any attempt to identify and record cultural resources in the Former Executive Golf Course property?
- If cultural resources are discovered, will the developer be conditioned to protect them?

**Land Use:** Although the State of California currently requires environmental impacts to address vehicle miles traveled (VMT), the El Dorado County General Plan also requires that development projects address traffic Level of Service (LOS) when considering traffic impact caused or created by new residential development.

- Will residential and/or commercial development on the Former Executive Golf Course cause traffic LOS in El Dorado Hills to remain at or go to Level F?
- If developing the Former Executive Golf Course will cause LOS/F can traffic somehow be mitigated to a lower level of service?

- If Country Club Drive were to exit onto Serrano Parkway, do traffic studies address complications that require mitigation?
- What would be the result of extending Country Club Drive from Silva Valley Parkway to Saratoga Way?
- If Country Club Drive were to connect directly to Saratoga Way via La Borgata, do traffic studies address complications that require mitigation?

**Recreation:** Neither the El Dorado County General Plan nor the El Dorado Hills Community Services District (EDHCSD) Recreation Facilities Master Plan address the additional population's need for services if the CEDHSP is approved. The developer does meet the minimum requirements (15 acres) for park space under the California Quimby Act in the alternate proposals.

- Will the EDHCSD's existing Recreation Facilities Master Plan accommodate the recreation and park needs of several thousand new residents not anticipated in the original study and resulting document?
- Is locating a fifteen-acre park adjacent to a major interstate freeway a health hazard to future park patrons?
- Is the proposed trail/path system adequate for current and future residents?
- Will the proposed trail/path system address connectivity with current and future trails throughout the El Dorado Hills Community?
- Will access from CEDHSP residential development to the El Dorado Hills Town Center by means of a pedestrian bridge be a condition of approval for the project?

The Former Executive Golf Course includes a proposal for considerable open space.

- What agency or organization will be conditioned to manage the open space area?
- What public access is planned for the open space in the Former Executive Golf Course as well as other open spaces within the CEDHEIR?
- If access to open space areas is to exist at all, why is it not designated in either of these plans for the Former Executive Golf Course and adjacent property to be developed?
- Was the Former Executive Golf Course designed by the famous architect Robert Trent Jones, Sr.? If yes, does that make it singularly unique and of historic value?
- The Former Executive Golf Course is almost sixty years old, therefore, should it be considered a historical feature and protected as such?

The El Dorado Hills Community Services District and Parker Development Company met several times in negotiations to arrange an opportunity for the district to purchase the ~100-acre Former Executive Golf Course. However, with a pending application to change the zoning from Open Space/Recreation (OS/R), the appraisals that were obtained were based on "highest and best use" for residential and commercial property making the land value far exceed what the purchase price might be for OS/R zoning.

- Should the County elect to not change the current OS/R zoning, will the assessed value drop to a price the district and El Dorado Hills community can afford?

#### Other Issues

On January 13, 2020, the Planning Commission held a much appreciated and well attended public meeting at the District Church in El Dorado Hills. The vast majority of the approximately five hundred El Dorado Hills residents attending opposed changing the zoning of the Former Executive Golf Course, many expressed concern with level of service for traffic potentially generated by the CEDHSP, and several asked a number of questions which do not appear to be addressed in this RDEIR.

- Will the Planning Commission require the RDEIR to be updated to respond to those questions asked at the public meeting on January 13, 2020?
- Who wrote each of the studies to support the RDEIR and what are their qualifications?

- Why were residents in Ridgeview, Governors, and Park Village adjacent to this project not notified of the application and/or RDEIR in writing?
- Should the June 14, 2021 RDEIR comment deadline be extended to allow correction of this oversight?

Please accept my appreciation for the work that you do on behalf of the residents of El Dorado County and thank you for your attention to the concerns voiced in this letter. I look forward to your response.

Sincerely,

Wayne A. Lowery

cc: Tiffany Schmid, Planning & Building Director  
Julie Saylor, Clerk to the Planning Commission  
Jon Vegna, Dist. 1 Planning Commissioner  
Cheryl Bly-Chester, Dist. 2 Planning Commissioner  
John Clerci, Dist. 3 Planning Commissioner  
James Williams, Dist. 4 Planning Commissioner  
Amanda Ross, Dist. 5 Planning Commissioner  
John Hidahl, Dist. 1 Supervisor  
George Turnboo, Dist. 2 Supervisor  
Wendy Thomas, Dist. 3 Supervisor  
Lori Parlin, Dist. 4 Supervisor  
Sue Novasel, Dist. 5 Supervisor

April 27, 2022

PC 04-28-22  
#3

To: El Dorado County Planning Commission

From: Marilyn Carey  
3581 Rolph Way  
El Dorado Hills, CA

Re: CEDH SP

2022 APR 27 PM 3:13  
RECEIVED  
PLANNING DEPARTMENT

I have resided in Ridgewood Village since March of 1979. I had the pleasure of being the first School District Nurse hired by Mother Lode and Berkeley Districts. Taking a significant pay cut. Bob Edwards replied - "Welcome to God's Country!"

Those old oak trees and rolling hills have changed over the past 43 years. EDH Blvd is no longer 2 lanes with one stop light before the freeway. I no longer hear cattle and coyotes at night. Sounds are now of traffic from the Boulevard and Hwy 50. I now have deer and turkey in my yard as they lose habitat. It can now take one-half hour to reach the freeway from my home in the morning. There are four public schools within a mile of the Boulevard.

Losing open space to high density development will change the look and appeal forever. Development of housing and apartments has already increased crime, traffic accidents and proper planning.

I urge you to retain the zoning from the General Plan voted upon in 2015.

Thank you for your consideration. I hope you will retain the beauty of EDH, gateway to El Dorado County!

Sincerely,

Marilyn Carey



PC 4-28-22  
#3

Planning Department <planning@edcgov.us>

34 pages

**Fwd: [\*EXTERNAL\*] Proposed Central El Dorado Hills Development Agreement**

1 message

**Brittany DiTonno** <bditonno@edhcsd.org>

Thu, Apr 28, 2022 at 2:52 PM

To: jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Cc: Kevin Loewen <kloewen@edhcsd.org>, planning@edcgov.us

Good afternoon Planning Commissioners,

Please see the email below as well as the attachment that was requested during public comment with our General Manager, Kevin Loewen.

Respectfully submitted,  
Brittany DiTonno  
Executive Assistant/Clerk of the Board

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

From: **Kevin Loewen** <kloewen@edhcsd.org>

Date: Wed, Nov 17, 2021, 11:40 AM

Subject: Re: [\*EXTERNAL\*] Proposed Central El Dorado Hills Development Agreement

To: Tiffany Schmid <tiffany.schmid@edcgov.us>

Cc: Donald Ashton <don.ashton@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>, Rafael Martinez <rafael.martinez@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>

Good morning,

In response, please find the District's requests attached to this email.

Cordially,

Kevin A. Loewen

 11.16.2021\_EDHCSD Signed Letter and Attachments.pdf

On Tue, Oct 5, 2021, 12:27 PM Tiffany Schmid <tiffany.schmid@edcgov.us> wrote:

Good afternoon Kevin,

The County is in the process of revisiting the Development Agreement for the proposed Central El Dorado Hills Project.

Previously, you expressed interest in participating in the Development Agreement process with the County.

While we cannot guarantee any requested terms will be included in the recommended or final Development Agreement, we would like to offer the El Dorado Hills CSD an opportunity to request terms.

Please respond to this email with the terms the El Dorado Hills CSD would like considered in the Development Agreement as soon as possible.

Please let me know if you would like to schedule a meeting to discuss further.

Sincerely,

**Tiffany Schmid**  
Director, Planning and Building Department

19-1670 Public Comment  
PC Rcvd 04-28-22

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



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**EL DORADO HILLS**  
COMMUNITY SERVICES DISTRICT

November 16, 2021

El Dorado County  
Attn: Tiffany Schmid, Assistant Chief Administrative Officer  
2850 Fairlane Court  
Placerville, CA 95667

**RE: DEVELOPMENT AGREEMENT TERMS BY THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT FOR THE CENTRAL EL DORADO HILLS SPECIFIC PLAN HOUSING PROJECT (also referred to as the "Old Executive Golf Course") (Parker Development)**

This memo is intended to provide El Dorado County with the El Dorado Hills Community Services District ("EDHCSD") proposed Development Agreement terms in respect to the above referenced project. District staff brought these terms forward at its November 10, 2021 Board of Directors regular meeting for open discussion and reviewed Community input prior to providing the following terms and conditions for consideration:

**PARKLAND**

- Parkland Dedication Agreement (PDA) between Developer and EDHCSD completed prior to Project Tentative Map Approval. PDA will include: Amount of parkland to be dedicated or amount of Quimby In-Lieu of dedication; Timing of dedication/accepted; Environmental Clearances; Encumbrances; Property Rights; Utility Services; Timing of and Nature of Park Design(ing); Construction of Park Improvements, including the timing of construction; Park Impact Fees and Fee Credit(s). (reference to District Policy 6110; 6200; 3240)
- Parkland Dedication per the California Quimby Act and El Dorado County Subdivision Ordinance 120.12.090.
- Parkland Dedication above-and-beyond that which is required by the County Subdivision Ordinance, Quimby Act, and EDHCSD Policies, in an amount to effectuate a contiguous park and recreation facility within the Project totaling thirty (35) or more acres. Such park and recreation facility land will be inclusive of required land to be dedicated for the same purposes, and will be receive all the benefits of other terms within the Development Agreement, as more clearly outlined herein.
- Utility infrastructure to service the public facilities of the Project to become owned and/or maintained by EDHCSD, inclusive of electricity, water, wastewater, telecommunications, shall be conditioned upon and the cost burden of the Developer. Infrastructure shall meet the demands of conceptual public facilities, as approved by the EDHCSD Board of Directors.



- All property dedicated to the EDHCSD shall conform to the zoning and use(s) agreed to by the EDHCSD, and to be defined in the PDA, prior to acceptance of dedication and to be the cost borne of the Developer.
- All property dedicated to the EDHCSD shall be free of reversionary clauses or use restrictions or use determinations by any other party than the EDHCSD.
- A "Phase I Environmental Clearance" will be performed at property owner or developer's expense prior to the acceptance of a park or recreation facility, park site or land by the EDHCSD Board of Directors. (*reference to District Policy 6110.60K*)

### **FEES & FUNDING MECHANISMS**

- Park Development Impact Fees are Applicable to the Project. (*reference District Policy 3240*)
- Project is conditioned to be annexed into District's Master CFD 2019-01 to for the ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas to be maintained by the EDHCSD prior to approval of the final map. (*reference to District Policy 6110.120; 6120.1*)
- Project is conditioned to form a backup/shell maintenance CFD for ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas to be maintained by the HOA or Developer prior to approval of the final map.
- Should the Developer provide land and/or other facilities and appurtenances for or related to any senior services, regardless of EDHCSD's planned or agreed to provision of such services, those facilities shall be conditioned to be part of the aforementioned maintenance CFD and/or backup/shell CFD and/or conditioned to annex into the maintenance CFD if it/they are to become EDHCSD facilities or service provisions, and shall pay a community benefit fee of \$2,000 per unit to be applied only toward construction project development and construction of such senior services facility, however, in the event that a senior services facility is not constructed within 10 years of Project approval, then those funds will be redirected to other EDHCSD park and recreation facilities within the Project boundaries. Should there be no EDHCSD facilities within the Project boundaries, then the funds will be applied toward EDHCSD construction-related capital projects in the closest proximity to the Project boundaries.
- Community Benefit Fee for Parks and Recreation Trails & Pathways Endowment. Developer shall pay \$1,000 per unit, to be deposited into an endowment fund account for the ongoing maintenance and operations, and construction, of trails and pathways in the jurisdiction of the EDHCSD. The account will be owned, or maintained, and/or accessible only to the EDHCSD, and the principal will not be utilized for any of the aforementioned uses. Trails to be maintained may include EDHCSD facilities and those facilities currently owned by EDC or other private entities such as HOAs within the EDHCSD jurisdiction, with the anticipation that EDC trail/pathway maintenance will transfer to the EDHCSD through a separate agreement. Fee to escalate with the same CPI as Park Development Fee(s) of the EDHCSD.
- Community Benefit Fee for Parks and Recreation Uses by EDHCSD in the amount of \$3,000 per unit. Fee to escalate with the same CPI as Park Development Fee(s) of the

EDHCSD. Fee to be utilized for facilities such as a short course golf facility(ies), community center(s), aquatic facility(ies).

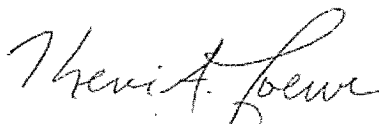
- All processes conditioned upon the Developer which result in EDHCSD staff resources to be rendered will be the cost burden of the Developer, to be billed at the EDHCSD-approved cost allocation plan rates, and to include a deposit based upon 1% of the anticipated costs for such services.

#### OTHER

- The Developer shall cooperate with the EDHCSD to develop and record a set of CC&R's, with the authority of CC&R enforcement assigned to the EDHCSD should the Homeowners Association fail. (CA Govt. Code 61601.10; Policy 7000)
- Project is required to adhere to all refuse collection service authority(ies), with such authority retained by the EDHCSD. (Policy 3240.20)
- Project is required to adhere to all cable television service authority(ies), with such authority retained by the EDHCSD. (Policy 3240.20)
- Park Lighting, Noise, and Other Park Activity(ies) Disclosure. A park activity disclosure statement, including disclosure concerning noise, lighting and traffic must be included with all sales and lease agreements for all project residential and commercial properties located within the subject Project boundary. Project shall conceptualize and anticipate stadium-type lighting, and maximum noise and traffic for a Community Park, Golf Course or Golf Recreation Facility, Aquatic Facility, or other recreation facilities brought to bear as part of the review and approval processes.
- Should a Senior Center become part of the planned development, the EDHCSD shall provide the services and operation for such programmed facility use, as it relates to the EDHCSD's purview for recreation services, i.e., as is currently provided at the Gilmore Senior Center.
- Trail Plans and Connections, both public and private or public-to-private, shall be reviewed and approved by the EDHCSD Board of Directors. Trails and pathways shall be open to public use at all times.
- All oak tree or other tree mitigation of the Project to be made within the EDHCSD boundaries. Oak tree mitigation shall be a minimum of 1:1 Diameter at Breast Height (DBH).

The EDHCSD looks forward to working with the County and developer to discuss in more detail the terms and conditions outlined above.

On behalf of the EDHCSD Board of Directors,



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

**Attachments:**

- A. October 14, 2021 – EDHCSD Staff Report on Central EDH Development Agreement
- B. November 9, 2021 – EDHCSD Staff Report on Central EDH Development Agreement
- C. Referenced Policies (*District Policy 3240; 6110.120; 6110.60K; 6120.1; 7000*)

cc: Don Ashton, Chief Administrative Officer, El Dorado County



**EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT**

**To:** Board of Directors

**From:** Kevin A. Loewen, General Manager

**Meeting Date:** October 14, 2021

**Report Date:** October 07, 2021

**Subject:** **Old Executive Golf Course / Central EDH Housing Project –  
County Request for Development Agreement Terms**

---

**Recommended Action:**

Discuss and provide direction to staff on requests to make to the County/Developer regarding the Old Executive Golf Course / Central EDH Housing Project.

**Background and Discussion:**

The Old Executive Golf Course has a rich history in El Dorado Hills. Without delving into the full history here, there are many resources in the community which exhibit that golf course, even portraying it as part of a sales commercial for homes in the new community of El Dorado Hills (EDH) (circa. 1960's, as seen here on YouTube - [This Is...El Dorado Hills - Television Advertisements - 1960s](#)). The property has changed hands over the years, and in the more recent era is under the ownership of Parker Development. In the late 2000's the golf course was mothballed, and thereafter a proposal was made by Parker Development to utilize that land – and surrounding lands – as part of 1,000 new homes in the backbone section of EDH. A link to Parker Development's webpage for this project is provided here: [Central El Dorado Hills Specific Plan - Parker Development Company \(parkerdevco.com\)](#). A link to the EDH Area Planning Advisory Committee's information on the project can be found here: [Central El Dorado Hills Specific Plan - El Dorado Hills Area Planning Advisory Committee \(edhapac.org\)](#). To be as clear as possible, the golf course property is one part of a larger new home proposal that includes parts of a separate specific plan. the current zoning for the golf course property is for high-use recreational facilities; not homes.

The County is the land use authority for El Dorado Hills because EDH is not its own incorporated area; i.e., city. This means the County Board of Supervisors will determine whether or not homes are approved to be placed on this currently-zoned recreational facilities open space land. Further, five elected officials which represent the whole county will decide the future balance of homes, commercial lands, large commercial businesses, and any other land use authority matters for El Dorado Hills.

When projects such as these come forward (discretionary projects and specific plans to be more precise), the land use authority; i.e., County or City; has the capability to enter into negotiations to specify how the development will be approved, along with exactions. Those exactions are not entirely pre-defined, nor is there a requirement that the exactions, or “gives” from a development(er), go back to the community from which the impacts are to be placed upon. That is, unless a designation is made in the approved development agreement. For instance, the County Board of Supervisors recently (8/10/21), in a 3/2 vote (with Turnbo and Parlin in opposition) approved several hundred new age-restricted homes near the existing age-restricted villages of Heritage and Four Seasons in El Dorado Hills. In that approval there was also nearly \$4,000 in per-home monetary (fee) exactions that were agreed to, with those funds going into the County General Fund; not dedicated nor designated to El Dorado Hills in any way.

The District has an opportunity to request additional exactions on the Central EDH/Parker Development project, as it also had an opportunity in 2017-18. The process in 2017-18 included several meeting and communications in which the District was required to submit its community-benefit requests, and to modify its requests several times in an attempt to obtain as much value-add for EDH in the event that the housing project is approved. To be crystal clear, the District has opposed any housing on the Old Executive Golf Course, and wishes to see that property remain as open space/recreation facilities. However, in the event that the County Board of Supervisors approves the Parker Development housing project, then a request for as much EDH community-benefitting exactions as possible is sought.

Here is a snapshot of some requests that were communicated by the CSD during the 2017-18 Development Agreement process:

- *The Developer/Applicant has offered the Civic Limited-Commercial (C-LC) site as dedication for a senior center (i.e., Center for the Ages), and has offered funding (e.g., seed money) toward construction of the same. The C-LC acreage will be relocated to provide continuous parkland dedication at the southern portion of the project. The C-LC site will be situated with the 15-acre proposed parkland.*
- *Funds offered toward a senior center at the C-LC will be transferred to District at the time of the first permit of the project being issued. Funds offered by Developer for a “Center for the Ages” shall be utilized for the same purposes (e.g., multi-generational community center) at a community park.*
  - *As an alternative, Developer may provide equivalent to, and adequate 45 contiguous parkland acres in the proposed Plan, as mutually approved of by the District, and dedicate the C-LC “Center for Ages” funds toward a District community center.*
- *Front-load build the park, turnkey. Design provided and approved by District. A park impact fee credit system will be provided as an option for the Developer. Sports field lighting is mandatory.*
- *LLAD to be activated from the onset of the first permit issued. Developer may opt to include remaining lots within EDH Specific Plan into that LLAD. LLAD will include one community park of the District.*
- *Restricting public park parking lot for District-permitted uses only. Proposed park and ride at the public park parking lot will not be permitted.*

- *District will consider use restrictions and reduction in parkland dedication credit should the park and ride be agreed to be a joint use facility by all parties.*
- *Public access to Plan trail network.*
- *Any public trail landing, such as the Highway 50 foot bridge and any of its setbacks or easements, shall not be dually applicable for satisfying parkland dedication.*
- *Any street landscaping, median, entry monuments, and open space areas to be the responsibility of HOA/CFD.*
- *All oak tree (or other tree) mitigation to be performed in District boundaries.*

In a follow-up request, there were two new items to address and one previous item:

1. *\$3,000/unit community enhancement fee. Developer requests to direct those funds to the County for holding and disbursement to the District. Developer has requested that funds be applied toward parks in the Bass Lake area.*
2. *1/4% (0.25%) secondary and perpetual property transfer fee to be assigned to the District for park operation uses.*
3. *11 acres of C/LC near the fire station.*

*The following comments and requests for the aforementioned community enhancements do not replace the original desire for the terms previously conveyed, however, the District understands that the land use power and authority to enter into a development agreement rests with El Dorado County.*

1. *Given that development projects such as the proposed Central EDH Plan occur across many years, the value of the \$3,000/unit fee, as permits are pulled, will lose its community enhancement ability over time through inflation. The District requests that the fully entitled project be funded at the outset of any such entitlement so that those funds may be applied directly to projects and programs within the District's Park & Recreation Facility Master Plan. That Master Plan currently has in excess of \$140M in capital needs. The community enhancement fee will have no relationship tied to park development impact fees, and the funds must be directed to the District. Should this not be an option, then the per unit fee should be escalated annually in the amount equal to the annual change of the construction cost index, as indicated in the engineering news record.*

*Enhancement fee funds should be provided to the agency for which they are specifically designated for use by in the Development Agreement because, to have those funds directed to the County, as requested by the Developer, will inherently result in additional administrative processes, such as financial tracking, and present the potential for redirection of the funds toward other uses.*

2. *A 1/2% (0.5%), instead of 1/4%, secondary and perpetual property transfer fee shall be agreed to be assigned to the District for projects and programs within its Park & Recreation Facility Master Plan. A portion of that transfer fee in the amount of equal to 20%, or 1/10 of the original 1/2%, will be dedicated and assigned for community enhancement uses by the EDH Promise Foundation. In the event that the EDH Promise Foundation dissolves, then the funds will be distributed to its successor non-profit organization.*

3. *The District will accept the 11 acres of C/LC property near the fire station, with no parkland dedication credit toward the project being applicable to this IOD, as the property has severe park and recreation use limitations due to the excess of 20% slope.*
4. *All community enhancement benefits obtained and received through this Development Agreement will be managed by the District without assignment by the Developer or others.*

*As previously stated, the items aforementioned are above and beyond standard development requirements. The District maintains that standard Development Agreement requirements be made.*

1. *Quimby parkland requirements. Per El Dorado County Subdivision Ordinance (SO) 120.12.090 B and per District Policy 6110 – Parkland Dedication and Development Standards.*
  - a. *Parkland shall not be determined by the Development Agreement until such time as District staff has been presented with sufficient information to evaluate the property and to ensure that it is acceptable. Sufficient information includes topographic, cultural, and wetland maps; Phase I environmental assessment; and preliminary assessment engineer analyses. All other requirements within Policy 6110 must also be met (see attached).*
  - b. *Credit for parkland will be reduced for all non-usable land, such as for utility, road or pathway easements and, wetlands.*
2. *A maintenance funding mechanism must be formed, at the expense of the Developer, for continued maintenance of parkland within the project, and must be formed prior to the first permit issuance. Such funding mechanism may be in the form of a lighting and landscaping assessment district, community facilities district, or similar that is approved of by the District (see District Policy 6110.120 and 6120.1).*
3. *Minimum desirable park size is normally three (3) acres for the purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields (Policy 6110.60 A).*
4. *All proposed parkland, or other lands for dedication, shall be grant deeded to the District upon filing of the first phase of the final map regardless of the phase in which the park site(s) are located (Policy 6110.80). In the event that the District approve development of a turnkey park, a park impact fee credit may be utilized, as per Policy 6200 and as defined within a parkland dedication agreement.*
5. *All parkland or other lands to be dedicated to the District shall be free and clear of liens, leases, easements, encumbrances and use restrictions including any unrecorded encumbrances such as per acre assessment fees against the land for the availability of roads, bridges, water and sewer services (Policy 6110.90).*
6. *Delivery to the proposed park site of an adequate supply of potable water and sewer and/or electrical service, where applicable, shall be guaranteed by subdivider/developer and stubbed out. Alternate domestic water sources must be adequate to satisfy supply and demand for the proposed land use (6110.60 I).*

7. *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 risk's are fully mitigated at the subdivider's risk and expense (611060 J).*

In summary, there have been many requests for a variety of exactions, should the County approve this project. At this time, the CSD is again asked to submit requests for additional exactions – which is an opportunity made available after District Staff had requested to be party to development agreements within the District's boundary and sphere of influence. The District is the legal authority for Parks & Recreation; Solid Waste; Cable Television; and CC&Rs, and as such, the County cannot negotiate in good faith on behalf of the District for those public services without the District's express permission. However, the County is also not obligated to pursue exactions beyond standard requirements placed on new subdivisions/developments.

This, of course, presents a major quandary for the community. Does the District provide requests for exactions, and thereby grant the County permission to negotiate on its behalf? Does the District remain silent, to preserve its public service rights and authorities to be settled otherwise in the event that the County does approve this project without the interests of the community of EDH taken care of? An argument has been presented by some members of the public that the local EDH public entities essentially boycott the submission of requests for exactions; to 'hold the line' for a *No Rezone* of the Old Executive Golf Course.

Staff/Management does not have the *right* answer in terms of a recommendation on this matter. However, a discussion for the terms that the Community deserves on the matter at-hand is in order. Utilization of earlier request terms, as well as new requests based upon changes across the past several years could include items such as an infusion of funds in the form of an exaction to go toward an endowment to fund specific projects, such as for the County trail system that the County would like to transfer over to the CSD. At a minimum, a Parkland Dedication Agreement shall be required prior to the completion of the Development Agreement; otherwise, the deliverables in terms of public recreation facilities may not ever be realized.

**Fiscal Impact:**

None for the discussion and term-setting requests, however, there may be fiscal impacts related to the requests, should they become a reality.



**EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT**

**To:** Board of Directors

**From:** Kevin A. Loewen, General Manager

**Prepared By:** Tauni Fessler, Principal Planner/Jeff Kernen, Staff Services Analyst

**Meeting Date:** November 10, 2021

**Report Date:** November 03, 2021

**Subject:** **Old Executive Golf Course / Central EDH Housing Project –  
Development Agreement Terms**

---

**Recommended Action:**

Review proposed development agreement terms and provide direction on modifications to those terms

**Background:**

Staff brought a discussion item before the Board of Directors in October '21 to establish Open Session terms desired by the El Dorado Hills Community and Community Services District, in respect to the Parker Development Central El Dorado Hills Specific Plan Project (a.k.a. Old Executive Golf Course). Readers should refer to that report for background, which is attached here. It should be noted that those interested in the particulars of the proposed project, including its proposed alternative uses of the property, are available by accessing the Developer's website for the project; the EDH Area Planning Action Committee website, and; the El Dorado County Planning webpage. Links to two of those resources are/were provided in the staff report provided in October.

Since then, several members of the community have submitted their interests for the Old Executive Golf Course. The following quotes are directly from emails submitted to the CSD community members, with names and addresses reserved at this time out of courtesy to those residents. As you read through those messages, please keep in mind that the nature and scope of this item of business is for requests to the County for Development Agreement terms.

**COMMENT 1**

*"We have lived here for 10 years and we're so disappointed when the nine hole golf course closed. We definitely vote to have a nine hole course where everybody pays to use it. Please take this into consideration it is very important. Thank you for listening and I hope you can*

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*help us out. It's a disgrace to put up huge buildings like Town Center did. Do not take away the beauty of our area."*

COMMENT 2

*"I want to see another public golf course in that location or park or some recreational facility."*

COMMENT 3

*"Dear CSD, Open space in El Dorado Hills is disappearing at a dizzying rate. Now is the time to acquire the Executive Golf Course to help safeguard our community from Roseville-style gridlock & sprawl. The Golf Course was never zoned for paving over, and no developer is entitled to special dispensation to repurpose this land to do so.*

*Strategically planting the old golf course with ample trees to provide shade for both paved and unpaved paths would provide a much-needed expansion of the officially-sanctioned local trail network for running, walking, and cycling. Adding further grass playing fields would also help lessen the shortage of practice space we experienced when our children participated in the CSD soccer league. Other field-sports like lacrosse, football, field-hockey, ultimate frisbee, and rugby would also benefit. A water- play area like the one at Promontory Park would provide easy-access, welcome relief from the heat throughout the day for families with small children in the summer months. An additional swimming pool would help the CSD better balance needs of TAZ and Oak Ridge meets and practices with the general community's need for family free-swim, & fitness-oriented lap swim access.*

*We are excited for this opportunity to preserve and enhance local quality of life in El Dorado Hills, and will be voting for local supervisors and board members based on the strength of their support for the CSD bid to acquire the Executive Golf Course."*

COMMENT 4

*"EDHCSD already has too many park specific LLADs. We can't afford to pay for the costs for acquisition or to maintain this large property."*

COMMENT 5

*"I moved here in 1993 in part because of the rural atmosphere and the little golf course. dont make this little community into an elk grove suburb of sacramento.. keep it small .. keep it controlled growth keep parker out of our back pockets... we need a city to control developers like parker. whose only interest is his back pocket. we dont need hidahl and parker to control the growth of our community. we dont need a board of directors with no teeth. we need to control how much money goes up the hill. we need to control our future.. and slow growth is the answer. we need to do what sonoma, napa, Petaluma has d o n e t o o k control from the big bay area developers and managed internally. we need a council that is fiscally responsible and held accountable. we need a city.*

COMMENT 6

*"I am very concerned about the possibility of more houses and loosing our Green space at*

*the old Golf Course. This Green space has been critical to the beauty, rural atmosphere, and community health and well being.*

*Additionally, I have heard the possible expansion of Green Valley Road as a current topic. Adding another lane, or two will only increase the Noise pollution and reduce the value of our homes. Please see the article discussing Induced Demand. It has been proven that increased Road Capacity only increases the traffic. (<https://www.linkedin.com/pulse/does-building-more-roads-reduce-traffic-congestion-james-brownlie>) Transportation for America concluded widening roadways only leads to a short term solution and the noise pollution will be increased , hence reducing the value of real estate. (<https://www.quideautoweb.com/en/articles/54474/study-expanding-highways-doesn-t-fix-traffic-congestion/>). The amount of cars, noise, and traffic will become unbearable for local home owners.*

*Green Valley Road is already coined the “Raceway”. While the speed limit is set at 50, most cars travel the road at an excess of 60 mph. The road is seldom monitored by law enforcement, with the exception of Folsom PD further down the road Adding more lanes will lead to more lives lost (Travis Fischer and Nicholas Stevenson to name two traffic fatalities), despite the traffic lights which too many cars pass through.”*

#### COMMENT 7

*“To whom it may concern, I have lived in Folsom and EDH my whole life and love that this is a beautiful sprawling recreational town (not a city packed with buildings). In fact that is the reason I am still living here and raising my family here. I ask that you please consider what makes this town charming and what the current residents would want. My family and I live in Blackstone (moved over here after living near the purple place), and what we feel is needed here is more recreational areas (not homes). Please keep this town great and add to the charm and enjoyment of the residents. I learned to golf at the old executive course and it would mean a lot to me to see the community do something recreational with that land instead of sell it off for profits. My family and I really hope you will consider the moderate intensity concept or the higher intensity concept that has been proposed. I hope this email will help as you take the resident’s opinions and views into consideration.”*

#### COMMENT 8

*“I’ve been an El Dorado County resident since 1978 and have seen many changes over the years. I was disappointed when the EDH Exec. Golf Course closed in 2007, but pleased that County Plans called to keep it as open space for posterity. To my dismay, the potential for development has repeatedly been raised since that time.*

*As County Clerk, I would like to ask that you remind the Board of Supervisors of the very loud message continuously conveyed by their constituents: to keep the current designation as it stands!*

*I recall that over 90 percent of Measure E votes were AGAINST development. While demographics may have changed a bit, I believe the sentiment largely remains the same.*

*I am not against growth - it is inevitable as a population increases; however, there are other areas which could be developed with less impact (traffic congestion, water scarcity, etc.) on the community. Moreover, this was a promise made long ago by the Board and which should be honored."*

**COMMENT 9**

*"I would like to see a three hole short golf course on the south western tip of the part of the property north of Serrano Parkway. A three hole course with holes 100-135 yards long with a practice bunker and a putting green would set off the community as a golfing community. No driving range because there will not be balls available.*

*Please note this would NOT include a clubhouse, or golf carts, or mowing equipment. Maintenance would be done by the CSD. The players would include those grandparents who would just like to practice their game, then adults who want to bring their children to learn how to play the game and learn a little about the rules that mom or dad could teach. Also note that it will be played at NO Cost to the players. Just come on down, grab a couple of clubs and your putter and go have fun.*

*The look of the holes and flag poles (welded into the cups) would enhance the entire property making any new project more beautiful and amenable to the public while being strategic in the placement of a few parking places. Also, the cost would be minimal and maybe you could get Parker Development to design and build it for you."*

**Discussion:**

Staff are presenting proposed terms to be made to the County on behalf of the Community and Community Services District. The reader should refer to the attachment(s) for additional background on previous development agreement terms demanded by the District.

- All processes conditioned upon the Developer which result in EDHCSD staff resources to be rendered will be the cost burden of the Developer, to be billed at the EDHCSD-approved cost allocation plan rates, and to include a deposit based upon 1% of the anticipated costs for such services.
- Parkland Dedication Agreement (PDA) between Developer and EDHCSD completed prior to Project Tentative Map Approval. PDA will include: Amount of parkland to be dedicated or amount of Quimby In-Lieu of dedication; Timing of dedication/accepted; Environmental Clearances; Encumbrances; Property Rights; Utility Services; Timing of and Nature of Park Design(ing); Construction of Park Improvements, including the timing of construction; Park Impact Fees and Fee Credit(s). (reference to District Policy 6110; 6200; 3240)
- Parkland Dedication per the California Quimby Act and El Dorado County Subdivision Ordinance 120.12.090.

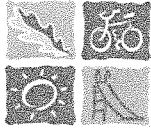
- Parkland Dedication above-and-beyond that which is required by the County Subdivision Ordinance, Quimby Act, and EDHCSD Policies, in an amount to effectuate a contiguous park and recreation facility within the Project totaling thirty (35) or more acres. Such park and recreation facility land will be inclusive of required land to be dedicated for the same purposes, and will be receive all the benefits of other terms within the Development Agreement, as more clearly outlined herein.
- Utility infrastructure to service the public facilities of the Project to become owned and/or maintained by EDHCSD, inclusive of electricity, water, wastewater, telecommunications, shall be conditioned upon and the cost burden of the Developer. Infrastructure shall meet the demands of conceptual public facilities, as approved by the EDHCSD Board of Directors.
- All property dedicated to the EDHCSD shall conform to the zoning and use(s) agreed to by the EDHCSD, and to be defined in the PDA, prior to acceptance of dedication and to be the cost borne of the Developer.
- All property dedicated to the EDHCSD shall be free of reversionary clauses or use restrictions or use determinations by any other party than the EDHCSD.
- Park Development Impact Fees are Applicable to the Project. (*reference District Policy 3240*)
- Project is conditioned to be annexed into District's Master CFD 2019-01 to for the ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas to be maintained by the EDHCSD prior to approval of the final map. (*reference to District Policy 6110.120; 6120.1*)
- Project Conditioned to form a backup/shell maintenance CFD for ongoing maintenance of parks, trails and pathways, open space, landscaping, lighting and other common or public areas to be maintained by the HOA or Developer prior to approval of the final map.
- The Developer shall cooperate with the EDHCSD to develop and record a set of CC&R's, with the authority of CC&R enforcement assigned to the EDHCSD should the Homeowners Association fail. (*CA Govt. Code 61601.10; Policy 7000*)
- Project is required to adhere to all refuse collection service authority(ies), with such authority retained by the EDHCSD. (*Policy 3240.20*)
- Project is required to adhere to all cable television service authority(ies), with such authority retained by the EDHCSD. (*Policy 3240.20*)
- Park Lighting, Noise, and Other Park Activity(ies) Disclosure. A park activity disclosure statement, including disclosure concerning noise, lighting and traffic must be included with all sales and lease agreements for all project residential and commercial properties located within the subject Project boundary. Project shall conceptualize and anticipate stadium-type lighting, and maximum noise and traffic for a Community Park, Golf Course or Golf

Recreation Facility, Aquatic Facility, or other recreation facilities brought to bear as part of the review and approval processes.

- Trail Plans and Connections, both public and private or public-to-private, shall be reviewed and approved by the EDHCSD Board of Directors. Trails and pathways shall be open to public use at all times.
- Should the Developer provide land and/or other facilities and appurtenances for or related to any senior services, regardless of EDHCSD's planned or agreed to provision of such services, those facilities shall be conditioned to be part of the aforementioned maintenance CFD and/or backup/shell CFD and/or conditioned to annex into the maintenance CFD if it/they are to become EDHCSD facilities or service provisions, and shall pay a community benefit fee of \$2,000 per unit to be applied only toward construction project development and construction of such senior services facility, however, in the event that a senior services facility is not constructed within 10 years of Project approval, then those funds will be redirected to other EDHCSD park and recreation facilities within the Project boundaries. Should there be no EDHCSD facilities within the Project boundaries, then the funds will be applied toward EDHCSD construction-related capital projects in the closest proximity to the Project boundaries.
- Community Benefit Fee for Parks and Recreation Trails & Pathways Endowment. Developer shall pay \$1,000 per unit, to be deposited into an endowment fund account for the ongoing maintenance and operations, and construction, of trails and pathways in the jurisdiction of the EDHCSD. The account will be owned, or maintained, and/or accessible only to the EDHCSD, and the principal will not be utilized for any of the aforementioned uses. Trails to be maintained may include EDHCSD facilities and those facilities currently owned by EDC or other private entities such as HOAs within the EDHCSD jurisdiction, with the anticipation that EDC trail/pathway maintenance will transfer to the EDHCSD through a separate agreement. Fee to escalate with the same CPI as Park Development Fee(s) of the EDHCSD.
- Community Benefit Fee for Parks and Recreation Uses by EDHCSD in the amount of \$3,000 per unit. Fee to escalate with the same CPI as Park Development Fee(s) of the EDHCSD. Fee to be utilized for facilities such as a short course golf facility(ies), community center(s), aquatic facility(ies).
- All oak tree or other tree mitigation of the Project to be made within the EDHCSD boundaries. Oak tree mitigation shall be a minimum of 1:1 Diameter at Breast Height (DBH).

**Attachments:**

- A. October 14, 2021 - Staff Report on Central EDH Development Agreement
- B. Referenced Policies (*District Policy 3240; 6110.120; 6120.1; 7000*)



## Policy Series 3000 – Operations

**POLICY TITLE: COST RECOVERY**

**POLICY NUMBER: 3240**

**3240.10**      **Purpose**

To reflect the District-wide philosophy in regards to fees, and to set standards by which the District can measure its services for cost-effectiveness and future viability.

**3240.20**      **Goals**

**1.      Park Construction**

The District will assess Park Impact Fees on new construction. The fee will be set by Nexus Study, and will be collected at the time each building permit is pulled. These funds will constitute the pool of funds used to reimburse developers after each park has been constructed to the District's standards, and to build new parks and facilities with District-wide benefit. Time spent in planning meetings will be calculated based on the current overhead rate of staff in attendance, and will be billed to developers quarterly. This fee will be in addition to fees stipulated in the Developer Agreement unless specifically described therein.

**2.      Park Maintenance**

The District will recover its maintenance costs through establishment of Landscaping and Lighting Assessment Districts (LLAD). A consulting assessment engineer will establish the assessments, and percentages of cost recovery to find the appropriate benefit level for each area, which shall be assessed annually on the property tax rolls. District Parks and landscape and lighting areas that are maintained through an LLAD are subsidized by the General Fund based on the General Benefit determined by the assessment engineer. Currently LLAD maintained parks are subsidized by the following percentages: Community Parks - 75%; Village and Neighborhood Parks - 10% to 13%. LLAD maintained landscape and lighting areas are subsidized by 1.5%. The General Benefit shall be reviewed by the assessment engineer on a case by case basis as new parks are developed. The District will not build parks that are not covered by maintenance LLADs (see District Policy 6610.120). (See District Policy 6110.120). (Revised August 12, 2010; April 14, 2011; Revised June 13, 2013)

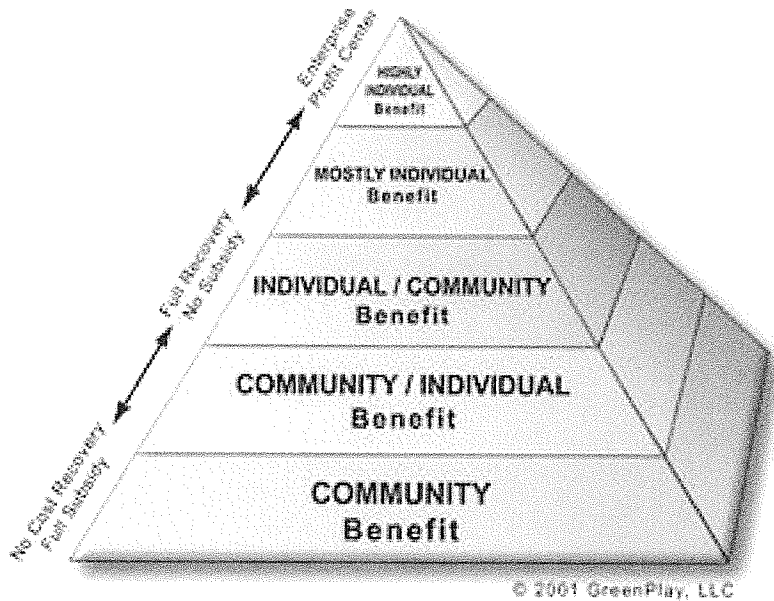
**3.      Garbage Collection and Cable Television**

Currently the District outsources these operations and collects a franchise fee. If in the future, the District operates these services internally, they will be set up as enterprise funds, and the user fees will be set to recover 100% of the costs incurred.

## Policy Series 3000 – Operations

### 4. Recreation Programs

User fees will be based on the value of services to the community. The Director of Recreation will assign programs to the appropriate class:



*(Used with Permission)*

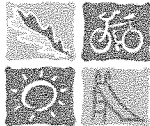
- A. Community Benefit - Benefits the community at-large. No fees are assessed to the public for these District amenities and programs.

Examples include:

- Parkland, Open Space, and Trails
- Special Events
  - Concerts
  - Easter Egg Hunt
  - Trunk or Treat and Scarecrow Contest
- Awareness and Outreach Events
  - Park Party's
  - April Pool's Day
  - Community Clean-Up Day
- Skate Park

- B. Community/Individual Benefit (1% to 29%): Due to the high level of community benefit, these costs will be subsidized by the general fund at a high level.





## Policy Series 3000 – Operations

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Examples include:

- Teen Center Membership (School Year Program)
- Senior Center Programming
- Swim Lessons
- Fee Based Special Events
  - Parent and Me Series
    - Daddy & Me Valentine Dance
    - Girl's Night Pajama Party
  - Aquatic Events
    - Pumpkin Splash Patch
    - Aqua Egg Hunt
    - Flick -n- Float
  - Holiday Events
    - Breakfast with Santa
    - Cookies with Santa

- C. Individual/Community Benefit (30% to 59%). Primarily benefits individuals but community receives some benefits.

Examples include:

- Junior Lifeguard Program
- Recreation Swim
- Teen Lead Program

- D. Mostly INDIVIDUAL Benefit (60% to 99%): Benefits individuals significantly more than community. Fees for these programs will be based on the laws of economics – what the market will bear.

Examples include:

- Contracted Programs
  - Youth, Adult, and Senior Special Interest Classes
  - Aquatic Clinics (Taz and water polo)
  - Sports Camps (volleyball, soccer, basketball, etc)
- KydZonE eXtreme Summer Day Camp
- KydZone Afterschool Program
- KydZonE Sleepovers
- Teen eXtreme Summer Day Camp
- Teen Center Late Nights
- Lap Swim



## Policy Series 3000 – Operations

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- Adult Sport Leagues (basketball, softball, soccer, and flag football)
- Youth Sport Leagues (basketball, flag football, and volleyball)
- Outdoor Facility and Field Rentals (EDHSC, EDHLL, etc.)

E. Highly INDIVIDUAL Benefit (100%+): Solely benefits individuals with no general fund support.

Examples include:

- Field trips and Excursions
- Private Indoor Facility Rentals
- Private Pool Rentals

### 3240.30 Methodology

Cost-recovery goal percentages are computed on revenue received divided by the total cost of delivering the service (including both direct costs and overhead). The overhead rate may be calculated in a formal study and will be updated every three (3) years.

Programs will be evaluated by the appropriate recreation supervisor at each program's conclusion. If a program does not meet its cost-recovery goal after the fourth offering, it will be reviewed for appropriate classification, and either moved into the appropriate recovery goal class or discontinued.

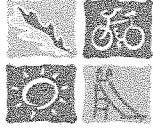
### 3240.40 Adjustments to Fees

**3240.41** The General Manager is authorized to reduce or eliminate the differential in rates between residents and non-residents when it can be determined that:

- The fee is reducing attendance to below what would be necessary to support the program for residents, and
- There are no appreciable expenditure savings from the reduced attendance

**3240.42** The General Manager is authorized to charge fees for facilities that are closer to full cost recovery if those facilities are heavily used at peak times and include a majority of non-residential users.

**3240.43** The General Manger is authorized to offer reduced fees such as introductory rates, family discounts, and coupon discounts on a pilot basis (not to exceed two fiscal cycles) to promote new recreation programs or resurrect existing ones.



**El Dorado Hills**  
Community Services District

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**3240.44** As a means to include needy families in District programs, scholarships will be available through application. Funding is limited to the amount budgeted and is awarded on a first-come, first-served basis.

*Approved: July 15, 2008*

*Updated: December 13, 2018*



## Policy Series 6000 – Facility Development

**POLICY TITLE: PARKLAND DEDICATION AND DEVELOPMENT STANDARDS**  
**POLICY NUMBER: 6110**

- 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, or by EDHCSD Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.
- 6110.20** Where fees are paid in-lieu of land dedication, the sum owed shall be determined by District staff by consulting with the County Assessors' Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.
- 6110.30** 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.
- 6110.40** Staff shall inspect and evaluate all proposed park land dedications to determine 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.
- 6110.50** Park land dedication is generally intended for active recreation development, except in special cases where conditions warrant passive recreation development.
- 6110.60** Land suitable for dedication as an active recreation site (park land) shall provide the following:
- A.** 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.
  - B.** Sites are preferably consolidated parcels that are independently developable. In unusual circumstances, linear configurations or oddly shaped parcels are allowed to accommodate trail connections or provide uniquely valuable wooded open space additions and/or views.
  - C.** 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

## Policy Series 6000 – Facility Development

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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.

- D. 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.
- E. In exceptional cases, land containing outstanding natural resources or scenic features with obvious potential for enjoyment by local residents or for recreation pursuits appropriate thereto are allowable.
- F. The presence of trees shall be evaluated on a case-by-case basis. However, field sport play areas must be clear or cleared of trees by the subdivider, according to District specification, in advance of dedication.
- G. 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.
- H. 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.
- I. Delivery to the proposed park site of an adequate supply of potable water and sewer and/or electrical service, where applicable, shall be guaranteed by subdivider/developer and stubbed out. Alternate domestic water sources must be adequate to satisfy supply and demand for the proposed land use.
- J. 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.
- K. A "Phase I Environmental Clearance" will be performed at property owner or developer's expense prior to the acceptance of a park or recreation facility, park site or land by the El Dorado Hills Community Services District Board of Directors.

A "Phase I Environmental Clearance" means an environmental audit or assessment of the subject land, area, or property which disclosed no presence

## Policy Series 6000 – Facility Development

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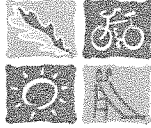
or likely presence of a release or a threat of release of a hazardous substance has occurred or may occur at, on, to, from or beneath the subject property. The property owner will agree to warrant the findings of the "Phase I Environmental Clearance."

- 6110.70** The District requires a conceptual, park site capability design, demonstrative of the improvements proposed and their footprint within the proposed park site. Trail sites or other public ROW connections to the park site shall be shown and coordinated between existing and other proposed park sites both internal and external to the subdivision. A proposed site not contiguous to a public street must be accessible through appropriate easements.
- 6110.80** Proposed land dedications for park site(s) shall be grant deeded to the District upon filing of the first phase of the final map regardless of the phase in which the park site(s) are located. Where payment of in-lieu fees is approved, they shall be due, in full, upon filing of the first phase final map for the subdivision.
- 6110.90** Fee title to the property shall be free and clear of liens, leases, easements, encumbrances and use restrictions including any unrecorded encumbrances such as per acre assessment fees against the land for the availability of roads, bridges, water and sewer services. Said offer shall be in a form that can be accepted for transfer of fee title at any time by the District.
- 6110.100** Archeological, geological, and historical features may be included within a park site when provision is made for their preservation by the subdivider.
- 6110.110** Credit may be given for private park land development as provided for by County Ordinance. Credit is calculated on an acre-by-acre basis, not on its financial worth/value or number of improvements.
- 6110.120** Prior to the acquisition or acceptance of new recreation facilities, park sites, or land, the District requires the property owner or developer to provide a funding mechanism, such as the formation of a Landscaping and Lighting Assessment District, to cover the cost of development, maintenance, and operation of said park site, facility or land.

*Source: Parkland Dedication Policy*

*Adopted: June 13, 1996*

*Amended: September 12, 2019*



El Dorado Hills  
Community Services District

## Policy Series 6000 – Facility Development

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**POLICY TITLE: LOCAL GOALS AND POLICIES CONCERNING FORMATION OF COMMUNITY FACILITIES DISTRICT AND USE OF COMMUNITY FACILITIES ACT**

**POLICY NUMBER: 6120.1**

The Board of Directors (the “Board”) of the El Dorado Hills Community Services District (The “District”) hereby adopts the following in compliance with Government Code Section 53312.7 and 53345.8 of the Community Facilities District Act (CFD) of 1982 (Government Code Section 53311 et. seq.).

**A. General Policies Respecting Use of the Act**

As a matter of general policy, the District will utilize the Act for purposes of:

1. Acquiring and constructing and providing financing for all or a prescribed portion of the cost and expense of public capital improvements (“facilities”) to be owned by the District and which serve a public purpose to the District and its inhabitants and,
2. Financing all or a prescribed portion of the estimated cost and expense of maintaining and operating such facilities. In general, it will be the policy of the District not to provide for facilities which are to be owned by another public agency or shareholder-owned utility entity, it being the policy of the District that provision of such facilities should be left to the county of El Dorado or such other public agency.

**B. Priorities of Use of Act**

Reserving the right to make exceptions when circumstances warrant, the District establishes the following priorities in order of preference for use of the Act:

1. Size and Use of the Project
  - a) Facilities which support and provide active recreation with community-wide benefit to all inhabitants of the District shall have priority over;
  - b) Facilities which provide for passive recreation with community-benefit to all inhabitants of the District shall have priority over;
  - c) Facilities which provide for active recreation for a specific area of benefit shall have priority over;
  - d) Facilities which provide for passive recreation for a specific area shall have priority over;
  - e) The cost and expense of maintaining and operating any of the foregoing facilities shall have priority over;
  - f) Other facilities permitted by the Act.



## Policy Series 6000 – Facility Development

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2. Capital Facilities Plan (CFP)
  - a) Projects included in the CFP shall have priority over projects not included in CFP.
3. Community Support
  - a) Active support for the project as demonstrated by signatures, willingness to fiscally support the proposed project, and/or volunteer time, shall have priority over projects for which active support is not indicated.
4. Lien Limitations

For a lien to be considered, projects must comply with the following lien limitations:

  - a) Passive specific areas shall be less than .1%;
  - b) Active specific area shall be less than .2%; and
  - c) Community-wide projects, whether active, supportive or passive shall be less than .7%.

### Required Credit Quality

The Board adopts the requirements of Section 53345.8 of the Act as sufficient minimum standards for the credit quality of any bonds issued pursuant of the Act.

### Disclosure to Property Purchasers

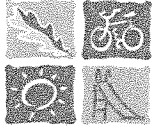
The Board finds that the statutory requirements of disclosure to property purchasers contained in the ACT, most notably, but not limited to, Sections 53348.3, 53328.5 (including the reference sections of the California Streets and Highways Code), 53340.2 and 53341.5 adequately address this need, and no additional procedures need be imposed by the district. The Board reserves the right to require additional disclosure procedures in any particular case.

### Requirements for special Tax Formulas

The proposed amount and apportionment of the special tax for each CFD shall comply with the following criteria:

1. The special tax formula shall be structured to produce sufficient annual special tax revenue to pay:
  - a) annual debt service on special tax bonds which have been issued, if any;
  - b) reasonable annual administrative expenses of the District in the administration of the special taxes and the bonds of the CFD; and
  - c) the cost of any services and “pay as you go” programs funded by the CFD special tax.
2. A backup special tax to protect against unforeseen contingencies, including but not limited to unusual levels of delinquency in the payment of the special tax.





## Policy Series 6000 – Facility Development

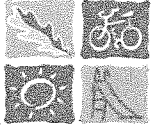
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3. The rate and method of apportionment may provide for an annual increase in the maximum special tax for residential properties not to exceed two percent (2%) annually and shall provide for prepayment and discharge of that portion of the special tax obligation on any residential properties pertaining to debt service on special tax bonds, if any, as distinguished from that portion of the special tax obligation on such residential properties pertaining to services.
4. The total projected annual special tax revenues, less estimated annual administrative expenses, shall exceed the projected annual gross debt service on outstanding special tax bonds, if any, by ten percent (10%).
5. All property within the CFD not otherwise statutorily exempted or owned (or to be owned) by a public entity and to be benefitted shall bear its appropriate share of the special tax liability.
6. The special tax shall be allocated and apportioned on the basis of reasonableness to all categories and classes of property within the CFD.
7. The total amount of projected ad valorem property tax and other direct and overlapping debt for the proposed CFD (including estimated CFD charges, projected benefit assessments, levies for authorized but unissued debt and any other anticipated municipal charges which may be included on a property owner=s annual property tax bill), including the proposed maximum special tax, shall not exceed two percent (2%) of the estimated market value for any single family home, condominium or town home. Any deviations from the foregoing must be specifically approved by the Board.

### Appraisal Standards

The Appraisal Standards for Land Secured Financings (the “Standards”) published by the California Debt and Investment Advisory Commission and dated May 1994 are adopted as the appraisal standards for the District with the following modifications:

1. The independent review appraiser is an option and not a requirement.
2. The Comparable Sales method may be used whenever there is sufficient data available.
3. The appraiser should assume the presence of the facilities to be financed with the proposed special tax bonds.
4. The special tax lien need not be computed as the present value of the future tax payments if there is a pre-payment mechanism or other more appropriate measure.
5. Except where necessary to make a meaningful comparable sale comparison, the appraiser is not to discount the value of property for the amount of the special tax or assessment liens. This also means that the special tax should be ignored in the discounted Cash Flow Analysis (“DCFA”).



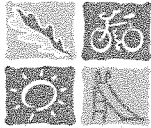
El Dorado Hills  
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6. Page 29 of the Standards, in the definition of “Bulk Sale Value”, states the requirement that all parcels within a tract or development be included. Instead, it may be any defined parcel of property.

Adopted: August 27, 1998

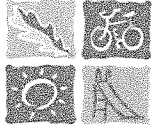


## Policy Series 6000 – Facility Development

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**POLICY TITLE:           PARK IMPACT FEE CREDIT POLICY**  
**POLICY NUMBER:       6200**

- 6210.10**       The purpose of the park impact fee is to develop park and recreational facilities to meet the needs of the new residential population in the El Dorado Hills Community Services District. For each thousand additional residents, the fee will be used to improve 5.0 acres of park land to include turf, landscape, administrative and recreational amenities. Park land will be acquired through land dedications and Quimby in Lieu Fees.
- 6210.20**       The “El Dorado Hills Community Services District Park and Recreation Facilities Plan and Nexus Study” provides for Fee Reimbursements and Fee Credits for projects that meet specific criteria.
- 6210.21**       The CSD and developers may agree to have certain developers build certain facilities contained in the fee program. Upon approval by the CSD and the execution of a written agreement between the parties the developer may receive a fee credit based upon the portion of their fee obligation which is met through the direct construction of facilities. Upon execution of the agreement, the District will notify the El Dorado County Building Department of the specific fee to be charged for the subject project.
- 6210.22**       Requests for credit against the district park impact fee shall meet the following criteria:
- A.**       The credit must be for a facility included in the District’s Park and Recreation Facilities Plan and Nexus Study.
  - B.**       The credit is provided pursuant to a written agreement between the District and the Developer which contains a specific cost estimate based on the approved design standards for the facilities proposed to be constructed by the developer.
  - C.**       The credit is not for a facility constructed as a part of a park in-lieu fee or park dedication reduction or requirement.
  - D.**       The facility must be built pursuant to District standards and the plans and cost estimate must be approved by the District Manager or his designee prior to construction.
  - E.**       The credit will be based on “as built” plans and documented “actual costs” as approved by the District.
- 6210.30**       Whenever a Developer is required, as a condition of approval of a development project, to construct a capital facility described in the adopted Plan; and such facility is determined by the District to be required as a result of New Development in advance of Districts planned installation; and such construction is necessary to ensure efficient and



**El Dorado Hills**  
Community Services District

## Policy Series 6000 – Facility Development

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timely construction of the facilities network; a credit against the Park Impact Fee shall be offered to a developer. Such fee credit will be subject to the execution of an agreement between the parties. The fee credit will be based upon the portion of the fee obligation which is met through the direct construction of facilities. Facility plans and costs must be approved by the District prior to construction.

**6210.40** Developers may or may not receive fee credits or reimbursement for constructing improvements that are beyond the required standards. Requests for credit for such facilities will be subject to review and approval by the District on a case-by-case basis prior to construction of the facility.



## Policy Series 7000 – CC&Rs

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**POLICY TITLE:** PRINCIPLES FOR THE INTERPRETATION OF DEED RESTRICTIONS AND FOR APPLICATION OF DESIGN REVIEW POLICIES, PROCEDURES, AND GUIDELINES

**POLICY NUMBER:** 7000

### Background

Under §61601.10 of the California Government Code, the El Dorado Hills Community Services District is empowered to "...enforce the covenants, conditions, and restrictions adopted for each tract within the boundaries of the district, and assume the duties of the architectural control committee for each tract within the boundaries of the district and for other tracts as may be annexed from time to time, for the purpose of maintaining uniform standards of development within the district as adopted in the covenants, conditions, and restrictions. However, the district shall exercise the duties of an architectural control committee for any tract only to the extent authorized by the covenants, conditions, and restrictions applicable to the tract."

The El Dorado Hills electorate approved Measure B in 1983 authorizing this authority. In 1993, the District accepted the authority of the El Dorado Hills Architectural Control Committee ("ACC") and the District Board of Directors appointed the El Dorado Hills Design Review Committee ("DRC") as an advisory body to the Board to conduct the duties of the ACC with all actions appeal able to the Board of Directors. Of the over one hundred individual covenants, conditions and restrictions ("CC&R's") in El Dorado Hills, the District has design authority over approximately two thirds.

### Purpose

In order to ensure consistent and fair application of the CC&R's for design review purposes, the Board establishes the following principles to guide future boards, advisory committees, and staff. All Guidelines present and future will adhere to the letter and spirit of this policy.

#### **7000.10**

##### General Guideline

For purposes of design review, decisions will be based on the plain language set forth in the CC&R's applicable to the subject property. The Board shall establish and maintain the Design Review Policy and the El Dorado Hills Design Review Guidelines to provide a basis for protocol and consistent application of the existing CC&R's. The Design Review Policy and Guideline Manual shall in no manner establish new CC&R language, which has not been approved by the property owners as required by the relevant CC&R's. Nor will it establish rules, which may create health and safety issues or violate the provisions of the El Dorado County zoning ordinance.

#### **7000.11**

##### Amendments to the CC&R's

## Policy Series 7000 – CC&Rs

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It is the right and responsibility of the property owners of a particular unit to vote to change items in the CC&R's, applicable only to that unit, that they feel are not in the best interest of the respective unit as a whole. Changes or amendments shall be carried out in accordance to the voting requirements of the unit's CC&R's.

### 7000.12 Interpretation

- A. The DRC will promote harmonious development and maintain property values within a village by making its decisions based on the specific language set forth in the CC&R's.
- B. The DRC will be required to approve any property improvement application that on its own merit is in accordance with the applicable CC&R's.
- C. No authority exists to impose restrictions or conditions from one set of CC&R's to another. Therefore, under no circumstances will the DRC transfer any portion from one CC&R to another for the purposes of design review.
- D. When the CC&R's do not give specific guidelines for a particular improvement, or are vague or silent on the matter at hand the following criteria shall be used.
  - 1. When the CC&R's do not provide exact and specific guidance but do require DRC review of a particular property improvement, the DRC will use guidelines provided in the Guideline Manual, previously approved by the CSD Board and set forth in writing, to provide an objective analysis of the improvement.
  - 2. Unless specifically prohibited by the CC&R's, the DRC will consider, not prohibit new standards of color, materials, or increased durability.
  - 3. When the DRC is unable to provide a fact based, reason for denial the DRC will decide in favor of the property owner and approve the application.
- E. The DRC will use an objective decision making process to review applications for property improvement and in absence of approval will document, and provide to the applicant, a clear basis for their decision.
- F. Upon DRC review if the CC&R's do not specifically require DRC approval, the property improvement will not be subjected to the review process. The application and any fees will be returned, in full, to the applicant. At the property owners request, the DRC may review applications for improvements not required by the applicable CC&R's but submitted by the property owner and



## Policy Series 7000 – CC&Rs

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provide recommendations based on experience and provisions of the Guideline Manual, but may not approve or deny the non-required application.

- G. Decisions of the DRC may be appealed to the CSD Board of Directors. The appeals process shall be given, in writing, to all applicants denied under the DRC review process.
- H. Deliberation by DRC's, current and future, will be made within the strict constraints of the provisions of this policy.

### 7000.13

#### **Amendments to the DRC Policy and Guideline Manual**

All proposed amendments to the DRC Policy and Guideline Manual must be submitted in writing to the CSD Board. Amendments under consideration by the Board will be made available to the public at least thirty (30) days prior to the agenda date for final approval. The method of public notification will include but is not limited to, posting on the CSD website, publishing in local newspapers with general circulation, and posting at regular public viewing sites. If the Board formally adopts the proposed amendment, they will provide the specific language to be used to the CSD staff. The CSD staff will revise, encode with current revision number and Board adoption date, and publish the revised Policy and Guidelines Manual. CSD staff will maintain an archive of the previous revisions. Amendments that are rejected or have not been formally adopted by the Board and implemented by CSD staff will not be published in the Guideline Manual nor be used in the review of a submitted application.

*Adopted: December 09, 2004*

PC 04-28-22

#3  
3 pages



Planning Department <planning@edcgov.us>

**Fwd: CEDHSP hearing should be rescheduled**

1 message

**B EDH** <95762edh@gmail.com>

Wed, Apr 27, 2022 at 3:56 PM

To: Planning@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us, gina.hamilton@edcgov.us, john.clerici@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us  
Cc: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, david.livingston@edcgov.us, edc.cob@edcgov.us

Please read through this email chain for the reasons on why the way this CEDHSP planning hearing has been handled is very misleading to the public.

Is this a Formal Planning Commission Hearing or is it a regular planning commission meeting?

This April 28, 2022 Planning Commission "hearing" for CEDHSP must be continued to another date after much more time and notification can go out to the public.

Thank you,  
Bina McConville

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

From: **B EDH** <95762edh@gmail.com>  
Date: Wed, Apr 27, 2022 at 3:23 PM  
Subject: Re: CEDHSP hearing should be rescheduled  
To: The BOSONE <bosone@edcgov.us>

Hi Cindy,

I know you have been answering for John Hidahl. So I am going to take this email conversation as his words being typed by you.

If that is incorrect, could you please tell John Hidahl to communicate his version of whether the April 28, 2022 meeting is a regular planning commission meeting and not a formal planning commission hearing as stated in the Agenda for the CEDHSP or in the public communication letters that were mailed or the notification in the Mountain Democrat.

Thanks,  
Bina

On Wed, Apr 27, 2022 at 2:32 PM The BOSONE <bosone@edcgov.us> wrote:  
It is a regular planning commission meeting and they are hearing the CEDHSP project.

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
[CLICK HERE to follow Supervisor Hidahl on Facebook](#)  
[CLICK HERE to visit Supervisor Hidahl's web page](#)  
[CLICK HERE to visit Supervisor Hidahl on Nextdoor](#)

On Wed, Apr 27, 2022 at 2:17 PM B EDH <95762edh@gmail.com> wrote:  
Good afternoon,

That is still very confusing. Can you please confirm if this is a formal hearing for the CEDHSP project or a regular planning meeting.



Thank you and apologies but I would really like get this ironed out.

Bina

On Wed, Apr 27, 2022 at 11:36 AM The BOSONE <bosone@edcgov.us> wrote:  
Good morning Bina,

The April 28 planning commission meeting is a regular meeting. Information will be provided but the meeting is not informational only so it would not be noticed as such.

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650

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[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

On Wed, Apr 27, 2022 at 11:24 AM B EDH <95762edh@gmail.com> wrote:

Hi Cindy,

Thank you for your response. Yes, I was referring to the CEDHSP last-minute updated development agreement and all the other documents containing 1000s of pages to be reviewed in such a short time.

I understand that it was announced at the Hidahl's community council meeting that this (4-28-22 PC meeting) would be an informational meeting. However the official PC meeting agenda makes no note of this as being a non-deliberating session, it shows this meeting as a formal hearing. The Planning Commission is treating it as a formal hearing and so is Parker Dev Co/Serrano Associates.

Please inform the public and update the PC agenda to reflect that 4-28-22 is an informational session and therefore not a formal hearing. I am copying Planning on this email, so they can be aware to update the agenda to reflect that the 4-28-22 meeting is an information sharing session.

Let's clarify this for everyone.

Thank you!  
Bina

On Wed, Apr 27, 2022 at 10:04 AM The BOSONE <bosone@edcgov.us> wrote:  
Good morning Bina,

You did not state which documents you are referring to, but I am assuming you are talking about the CEDHSP development agreement.

April 28th has always been a scheduled planning commission date. At Supervisor Hidahl's April 4th El Dorado Hills Community Council meeting he discussed the two planning commission meeting dates which will feature the CEDHSP, which were on April 28 and May 12. To view the meeting please go to: <https://youtu.be/FKUNqRgSzOU>. Minutes are attached. Planning commission meetings are not finalized until the agenda is posted.

4 of the 5 current planning commissioners were not on the commission when CEDHSP was heard at District Church. Both EDC staff and the applicant will be providing updated information on the project at the April 28 meeting. All are welcome to attend and participate. Deliberations on CEDHSP are supposed to happen at the May 12 planning commission meeting, but the meeting date will not be finalized until the agenda is posted.

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650

[CLICK HERE](#) to follow Supervisor Hidahl on Facebook

[CLICK HERE](#) to visit Supervisor Hidahl's web page

[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

19-1670 Public Comment

On Tue, Apr 26, 2022 at 10:33 PM B EDH <95762edh@gmail.com> wrote:

The above mentioned document was just updated on Tuesday, April 26, 2022 in the afternoon at 1:30 pm, 2 days prior to the formal Planning Commission Hearing. Less than 1.5 days is not enough time to go over these documents completely. This hearing needs to be rescheduled for the public in EDH at a bigger venue and at a later time so the working residents of EDH can attend.

Please also give an explanation why everything around this CEDHSP is being conducted in an extremely formal manner, when Mr Hidahl and Mr Vegna have stated that this April 28, 2022 hearing is only an informational session for the new Planning Staff and Commissioners. Why is there absolutely no mention of another hearing date on the formal documents? Why is this April 28, 2022 hearing already published in the Mountain Democrat if it is only for informational purposes? Please be truthful and transparent to the public. The information being provided is misleading and confusing for everyone. This April 28th hearing should be officially labeled as an informational session for new planning folks.

Thank you,  
Bina McConville

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Planning Department <planning@edcgov.us>

**Fwd: April 28 meeting re. CEDHSP**

1 message

**The BOSONE** <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 4:03 PM

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook  
[CLICK HERE](#) to visit Supervisor Hidahl's web page  
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **garth hoffmann** <garthh@att.net>  
Date: Wed, Apr 27, 2022 at 3:22 PM  
Subject: April 28 meeting re. CEDHSP  
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, Andy.nevis@edcgov.us <Andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>  
Cc: bosone@edcgov.us <bosone@edcgov.us>

Dear Planning commission members,  
I want to express my view re. the matter you are reviewing at your April 28 meeting. I intended to show up and address you in person, but my job requirement preclude that. My wife and I have been living in EDH for the past 19 years, so we have seen the community grow dramatically. That is to be expected. However, approval of the rezoning of the Old Executive Golf course to accomodate high density housing is not only outrageously wrong, it would be devastating to the community.

I know you are all aware of the referendum that received a 91% plurality regarding NOT rezoning this open space. You all know the many reasons not to allow high density housing be built in this space. One of the most obvious questions - as we are about to face a summer of water rationing, is where is the water coming from to support these new homes? So many others have already provided all the reasons not to rezone. The only question really is why in the world would you vote to do it?

I hope both you and the Board of Supervisors will consider the negatives far outweigh any potential positive, from t\he voters perspective. I will pay close attention to the outcome of your meeting tomorrow, and to the outcome when the Board of Supervisors may vote on the issues of approval.

Thank you for taking the time to read this.  
Sincerely,

Garth Hoffmann  
6089 Southernness Dr.  
El Dorado Hills, Ca. ,



Planning Department <planning@edcgov.us>

**Fwd: CEDHSP**

1 message

The **BOSONE** <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 4:07 PM

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
CLICK HERE to follow Supervisor Hidahl on Facebook  
CLICK HERE to visit Supervisor Hidahl's web page  
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **abby taffy** <abbytaffy@gmail.com>  
Date: Wed, Apr 27, 2022 at 3:33 PM  
Subject: CEDHSP  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

My husband and I have lived here for over 32 years. We raised our 3 children here. It was a very enjoyable place to live. As time has gone on, the rapid growth and lack of care of open spaces has diminished the area's appeal. The animals have very little left here to escape human infringement on them. As a voter, I cannot believe we have to fight this development issue again. We VOTED IT DOWN and yet money appears to matter more than a good quality of life for the humans and animals. Also where is the water going to come from? Our water and electric bills keep going up, In Addition, the traffic on our roadways have become very busy. How can you even contemplate canceling open spaces and add more housing when this area has lost so much already? Please do not add to developer's riches while decreasing the quality of life for the rest of us.

Thank you for your attention

Ann Smith



Planning Department <planning@edcgov.us>

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## Public Hearing

1 message

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**Scott Clark** <scottc4950@gmail.com>

Wed, Apr 27, 2022 at 4:08 PM

To: planning@edcgov.us

I am against the new developments in El Dorado Hills as well as any rezoning that would permit them or any other new developments in El Dorado Hills. The voters have opposed such development multiple times by a wide margin of around 90%. Therefore you should already know the will of the people are opposed to this and any other further developments. Yet I expect that you will go against the people that live in this area and approve this anyway. Traffic is already bad and this will of course only make it much worse. So will you go with the money from the developers or the overwhelming majority of the people who you are supposed to represent that are against this development ? Scott Clark, resident of El Dorado Hills

Sent from my iPhone



Planning Department <planning@edcgov.us>

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## No re-zone

1 message

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**karmcat@gmail.com** <karmcat@gmail.com>

Wed, Apr 27, 2022 at 5:02 PM

To: planning@edcgov.us

No re-zone. Keep the open space. Parks not Parker.

Sent from my iPhone

PC 04-28-22  
#3



Planning Department <planning@edcgov.us>

3 pages

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## CEDHSP No Rezone

1 message

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greatkazoo (null) <greatkazoo@aol.com>

Wed, Apr 27, 2022 at 8:19 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

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 **Planning Committee No Rezone-2.pdf**  
43K

April 26, 2022

[planning@edcgov.us](mailto:planning@edcgov.us)

[jveгна@edcgov.us](mailto:jveгна@edcgov.us)

[kpayne@edcgov.us](mailto:kpayne@edcgov.us)

[john.clerici@edcgov.us](mailto:john.clerici@edcgov.us)

[andy.nevis@edcgov.us](mailto:andy.nevis@edcgov.us)

[daniel.harkin@edcgov.us](mailto:daniel.harkin@edcgov.us)

Dear Members of the County of El Dorado Planning Commission:

My family and I have been homeowners in El Dorado Hills since October 2000. We are greatly opposed to the rezone of the El Dorado Hills Golf Course. This space has always been zoned for open space/open use. The county General Plan should be followed and our open space should be protected and preserved. There are many reasons to vote NO REZONE on this issue.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9,400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
5. Water use will increase by the build-out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections are only guesses. Once all current projects are built, the reality would be known as to the EID capabilities to provide service to all EDH customers.
6. Perhaps Parker Development should build out the 135 units in Serrano that are already approved rather than exchange them as the Serrano area is not accessible or easily utilized by the community for quality open space.
7. This site is zoned "Open Space Recreational" and is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.



This project is not fiscally viable without imposing additional taxes. Why would you approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

We kindly request that you please vote NO to the development rezone of the El Dorado Hills Golf Course and El Dorado Hills Blvd area, and instead preserve the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration,

Mike and Heather LaMont

El Dorado Hills residents since 2000



Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

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**Cindy Carpenter** <cindysstuff@sbcglobal.net>

Wed, Apr 27, 2022 at 8:06 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "kpayne@edcgov.us" <kpayne@edcgov.us>, "john.clerici@edcgov.us" <john.clerici@edcgov.us>, "andy.nevis@edcgov.us" <andy.nevis@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "daniel.harkin@edcgov.us" <daniel.harkin@edcgov.us>

Please, do NOT approve Parker's plans for the golf course rezone. The residents of EDH have overwhelmingly indicated, time and time again, that they do NOT support the rezone. Parker must keep this plot as recreation/open space as that determination is legally binding. Thank you for voting the way the people who elected you WANT you to vote: say no.

Cindy Carpenter



## NO REZONE in EDH on CEDHSP

1 message

Colin Dillon <brochdillon@yahoo.com>

Wed, Apr 27, 2022 at 9:24 PM

To: bosone@edcgov.us, planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Cc: Colin <brochdillon@yahoo.com>, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

**There are numerous reasons to vote NO REZONE in EDH on CEDHSP.**

**You must be aware** that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

**You must also be aware** of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

**You must also be aware** of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

**You must be aware** that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

**You must be aware** that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

**You must be aware** that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't **any** CULTURAL contribution to the people in EDH.

**You must be aware that** our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

**You must be aware** that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

**You must be aware** that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

**You must be aware** that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

**You must be aware** that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

**You must know** the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

**Finally, you must know** that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

**KNOWING THIS, why would anyone approve a project** that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

We kindly request that you please **vote NO REZONE** on this in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for our current and future generations of El Dorado County kids.

Thank You for Your Thoughtful Consideration,



Planning Department <planning@edcgov.us>

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## Stop the Rezone of golf course

1 message

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**Colin Dillon** <brochdillon@yahoo.com>

Wed, Apr 27, 2022 at 9:35 PM

To: planning@edcgov.us

Stop the Rezone!!

John Dillon  
1020 Geneva Court  
EDH

PC 04-28-22  
#3



Planning Department <planning@edcgov.us>

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**NO REZONE IN EDH!!!!!!**

1 message

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**AJ Arjil** <ajarjil11@gmail.com>

Wed, Apr 27, 2022 at 10:43 PM

To: planning@edcgov.us

DO THE RIGHT THING AND VOTE NO TO EDH REZONE!!!!!!

Sent from my iPhone



PC 4-28-22  
#3

2 pages

**Fwd: Stop the Rezone!!! CEDHSP**

1 message

The BOSONE <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, Apr 28, 2022 at 8:00 AM

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
CLICK HERE to follow Supervisor Hidahl on Facebook  
CLICK HERE to visit Supervisor Hidahl's web page  
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Colin Dillon** <brochdillon@yahoo.com>  
Date: Wed, Apr 27, 2022 at 9:33 PM  
Subject: Stop the Rezone!!! CEDHSP  
To: <jvegna@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>  
Cc: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

On March 8, 2022, Attorney Marsha A. Burch sent a letter to Gina Hamilton of the Planning and Building Department on behalf of the Open Space El Dorado Hills group. In her letter, she pointed out numerous flaws in Parker's CEDHSP. The plan does not meet CEQA requirements; it does not address deficiencies identified in past DEIR submissions and forces the county to deal with inconsistencies with the general plan. The responsibility of the developer.

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

I have attached a copy of Marsha's letter for your review.

**The following is a brief history of the CEDHSP from an El Dorado Hills resident's perspective.**

The Parker organization has met with opposition from the public since the plan's introduction. In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted REJECTED the plan!

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended.

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan! Kirk Bone's face got redder and redder as the comments progressed. I thought he was going to have a coronary on the spot.

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. [Our OpenSpaceEDH.org](http://OpenSpaceEDH.org) website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

Any property owner may build on land they own, as long as they do so within zoning and building limitations. However, we should NOT allow anyone to buy land zoned open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. There also must be limits to the number of homes a developer can put in an already crowded area.

The Parker organization ignores public opposition. Their representatives continue to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County.

The CEDHSP will turn El Dorado Hills into Rancho Cordova East. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

John C Dillon

1020 Geneva Ct

EL Dorado Hills, CA 95762





PC 4-28-22  
#3

Planning Department <planning@edcgov.us>

2 pages

**Fwd: Rezone attempt by parker Development**

1 message

The BOSONE <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, Apr 28, 2022 at 9:28 AM

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
CLICK HERE to follow Supervisor Hidahl on Facebook  
CLICK HERE to visit Supervisor Hidahl's web page  
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: <lyle.lrc@gmail.com>  
Date: Thu, Apr 28, 2022 at 9:03 AM  
Subject: Rezone attempt by parker Development  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Board Members,

As a resident of EDH for 16 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

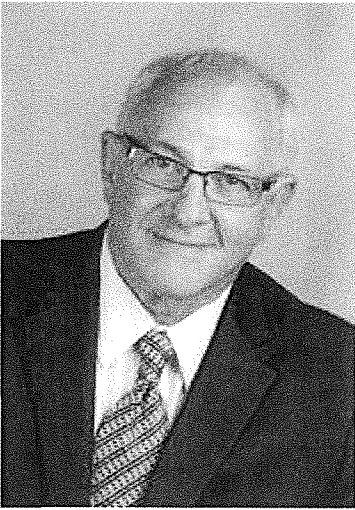
Even though my kids have grown up here and have now moved away, my grandkids may not enjoy the open space spoken of in this letter. But someone that got involved before I moved to EDH helped to shape the General Plan. I am indebted to them as I have been the beneficiary of their work since I raised my kids here. I hope others will benefit from the efforts I have made to preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations.

Lyle R. Cunningham

4314 Rimini Way, EDH, CA 95762

916-293-9841

19-1670 Public Comment  
PC Rcvd 04-28-22





PC 4-28-22  
#3

Planning Department <planning@edcgov.us>

1 page

## Public Comment

1 message

B EDH <95762edh@gmail.com>

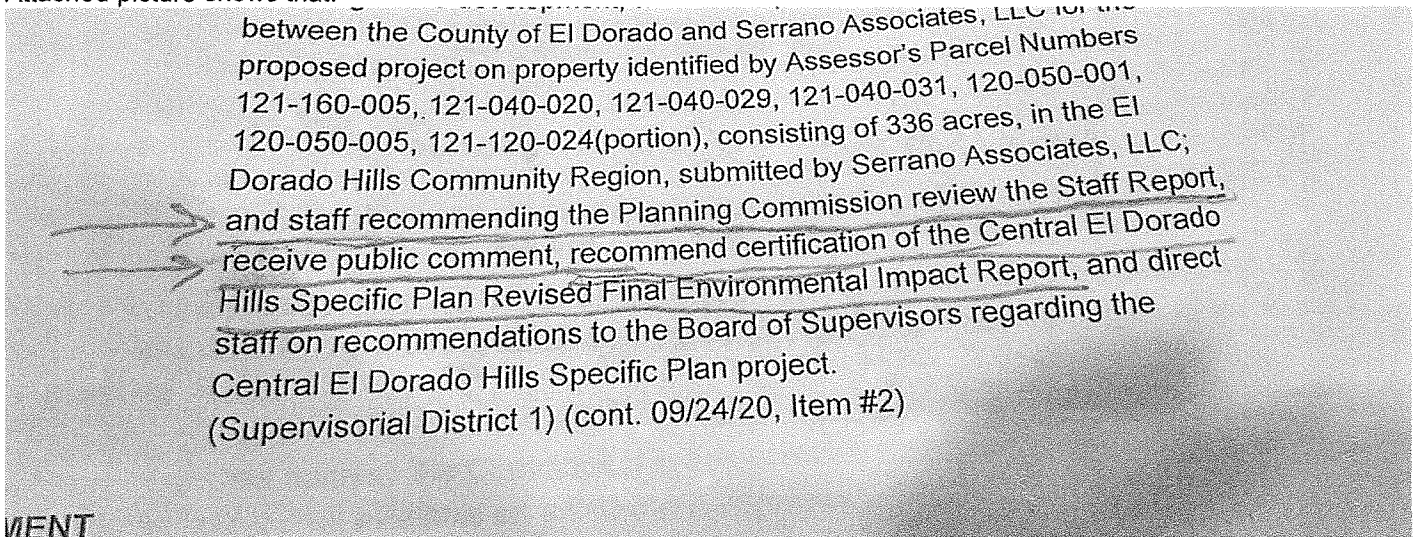
Thu, Apr 28, 2022 at 2:55 PM

To: Planning@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us, john.clerici@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us

Providing clarification to planning commissions response to Sue Taylor's public comment.

Please look at the Agenda. It says staff recommends.....

Attached picture shows that.



MENT

Please correct your (Planning Commission) response.

Thank you,  
Bina