

# Exhibit C



Mr. Kirk Bone  
4525 Serrano Parkway  
El Dorado Hills, CA. 95762

August 9, 2019

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – STATUS OF DEMAND FOR UNSATISFIED PARKLAND DEDICATION REQUIREMENT TO THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT – SERRANO VILLAGE J LOT H (PD14-0008 TM1524)**

Dear Mr. Bone,

In October of 2018, the District submitted a demand letter for parkland dedication that has been unsatisfied by Parker Development/Serrano LLC (see attached for reference) to El Dorado County. On July 15, 2019, you provided a memo on behalf of Serrano Associates LLC. in which a proposed park design for J Lot H was made (see attached). This current memo is intended to provide a status update on the matter at-hand, from the District's perspective.

Since the time of the demand letter, several meetings and discussions have occurred related to this topic, which were initiated and facilitated by El Dorado County. In particular, appreciation in prompting and facilitating these discussions is given to County Supervisors Frentzen and Hidahl, County Administrative Officer Ashton, and County Counsel Livingston.

It is the intent of the District, as directed by the Board of Directors, to move forward with park design and construction drawings for the J Lot H park property (approximately 12 acres) that is substantially similar to the current concept for the overall Bass Lake Regional Park (200 +/- acres). Those construction drawings and accompanying estimate of construction costs will then be presented to the Board of Directors, with a request for approval to 1) authorize staff to proceed with construction, and 2) authorize directing Parker Development/Serrano LLC. to commence construction and construction administration, including obtaining all necessary permits and conducting a formal RFP for construction.

It is also the intent that CFD funds (CFD 1992-1) for parkland development be utilized to construct this park. Costs related to the installation and maintenance of the emergency vehicle access (EVA) required by the residential development of J Lot H shall be a cost not related to or applied to the District's



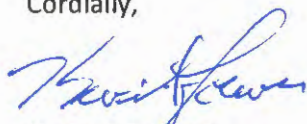
project, nor the CFD funds. However, the District is agreeable to the proposed most westerly designed EVA (i.e., closest to Serrano Parkway – see attached) to be included in the park design.

The District will be seeking to enhance pedestrian safety with a pedestrian connection (a connection that would otherwise not be installed by the residential development/developer of the J Lot H homes) to connect to the intersection of Serrano Parkway and Bass Lake Road. Park design will also include, among other amenities, restroom facilities, all inclusive adventure playgrounds, parking, hard courts such as bocce ball and/or pickleball courts, and a dog park. The District would like to point out it has currently awarded construction for a new park in the Heritage (Carson Creek) subdivision, and that there is a per acre cost of approximately \$650,000, on a very flat site.

The J Lot H parkland is the balance of parkland still not dedicated to the District, nor is there a formal parkland dedication agreement. The District is agreeable to accept dedication in advance of parkland development, so as to ensure transfer of ownership and to avoid another change by Serrano LLC, such as what occurred on the J5 site; now Safeway. A parkland dedication agreement (PDA) will be provided to Serrano LLC. in the coming weeks, while the District concurrently finalizes its park design drawings.

With the PDA agreed to, final construction drawings and direction to Parker Development/Serrano LLC. will proceed, with direction to construct anticipated to take place by November 15, 2019.

Cordially,



Kevin A. Loewen

Attached – 10/25/18 Letter of Demand

Attached – J Lot H Acceptable EVA

Cc: Supervisor Shiva Frentzen  
Supervisor John Hidahl  
County Administrative Officer Don Ashton



October 25, 2018

Tiffany Schmidt, Director of Planning and Building Department  
330 Fair Lane  
Placerville, CA 95667

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – LETTER OF DEMAND  
UNSATISFIED PARKLAND DEDICATION REQUIREMENT TO THE EL  
DORADO HILLS COMMUNITY SERVICES DISTRICT – SERRANO VILLAGE J  
LOT H (PD14-0008 TM14-1524) – 12.5 ACRE PARK SITE (APN 123-280-10)**

Dear Ms. Schmidt,

The El Dorado Hills Community Services District (“District”) would like to take this opportunity to comment on present and future tentative map(s), development plan(s) and permit approvals remaining in the Serrano El Dorado Hills Specific Plan, as it relates to the obligation to satisfy parkland dedication requirements to the District, and toward any future project consideration or negotiations with Parker Development / Serrano LLC.

The District submitted comment letters to El Dorado County (“County”) on August 30, 2017 and March 16, 2018 (attached), summarizing the outstanding parkland dedication requirements of the Serrano El Dorado Hills Specific Plan, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

Based on the current acreage of parkland deeded to the District, and the outstanding obligation of the developer to deed the remaining parkland owed to satisfy the dedication requirements of the SP, **the District is demanding the County refuse issuance of any and all current and/or future plan and permit approvals or extensions, until such time the District takes ownership of the remaining parkland dedication identified as a portion of Village J Lot H, APN 124-280-10 (12.5 acre park site within PD14-0008 TM14-1524).**

Per the District's comment letter to the County, dated August 31, 2017:

*"the District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage delivered:*

<b>DA / PFFP Identified Parkland Obligation</b>	<b>Park Acreage (Actual)</b>	<b>Parkland Obligation (Status)</b>
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
<b>10-acre District Park (Bass Lake)</b>	<b>12.5 ac</b>	<b>PENDING</b>
45+ acre Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

*Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the higher ratio of 5 acres per 1,000 persons, the Serrano development should have dedicated a total of 101.67 acres of parkland to the District. Taking into account the reduced residential lots existing and planned of 4,883, the adjusted parkland required would be 80.56 acres.*

The table provided above was created over a year ago, with any changes permitted to residential lot counts not considered here. It should be noted that the private parks within Serrano would typically be provided a maximum of 75% dedication credit, per the County Subdivision Ordinance.

Although there has been reference to a school at Bass Lake, there is no longer any planned school at/near Bass Lake. Rescue Union School District has opted to surplus and sell their property adjacent to the J Lot H site. Additionally, RUSD has secured future school site property along Bass Lake Road; near the new commercial development – the commercial development that was once going to be dedicated to satisfy this very same 12.5 acres due to the District and Community.

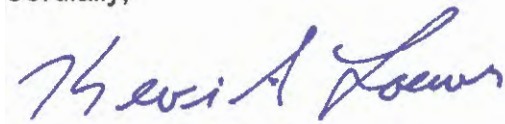
The obligations of Parker Development / Serrano LLC must be met. With the Developers' recent construction starting adjacent to the identified park land at J Lot H, including a construction access road crossing the park property, the District would develop an agreement to permit access so that construction may continue while park designing is underway.

To date, the District has yet to be offered ownership of the remaining 12.5 acres of public parkland which is overdue by the development(s) within the SP. Prior to any approvals and/or permits being issued to the developer, or consideration of any applications from the owner, the District is requiring the dedication of Village J Lot H be completed. The impacts experienced by the District and the residents it serves must be addressed at this time, as over 30 years of waiting for satisfaction of subpar parkland dedication is not in the best interests of the public, nor does it provide any confidence that this Developer will deliver or negotiate, in good faith, upon any agreement, application, plan, or otherwise.

In summary, with the recent acquisition of RUSDs property at Bass Lake (approximately 162 acres), the District intends to utilize available CFD funds, development impact fee funds, and other capital resources set aside for park development at Bass Lake / J Lot H to construct park improvements. The District is no longer interested in the Developer making park improvements for J Lot H, as a larger park plan that incorporates an additional 175+ acres will require the District to forego any such turnkey park.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



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

Attachments: District letter to El Dorado County, dated August 30, 2017  
District letter to El Dorado County, dated March 16, 2018

cc: Mr. Don Ashton, County Administrative Officer - El Dorado County  
Bill Parker, Andrea Howard, Kirk Bone - Parker Development (Serrano Associates, LLC)



**El Dorado Hills**  
COMMUNITY SERVICES DISTRICT

August 31, 2017

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

**RE: SERRANO VILLAGE J LOT H – PD14-0008 TM14-1524  
RECONCILIATION OF PARKLAND DEDICATION TO THE EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT – SERRANO EL DORADO HILLS SPECIFIC  
PLAN**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) would like to take this opportunity to comment in support of the above referenced revision to the approved tentative map and development plan for Serrano Village J Lot H.

Village J Lot H has been revised to include a 12.5-acre park site, which will contribute to the overall parkland dedication owed to the District, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

The District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage of delivered:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
<b>10-acre District Park (Bass Lake)</b>	<b>12.5 ac</b>	<b>PENDING (satisfies 28 public acres)</b>
45+ acre Open Space/Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on



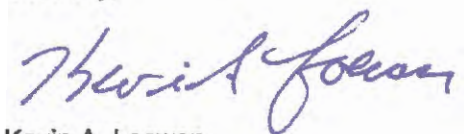
the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the ratio of 5 acres of parkland per 1,000 persons, any typical development should have dedicated a total of 101.67 acres of parkland to the District. The current planned and existing residential lots of 4,883 would then result in an adjusted parkland dedication requirement of 80.56 acres. However, the DA and PFFP have specified the requirements to be met by the Developer.

Although it has been nearly 30 years since the project's original agreement was executed, it should be noted that the calculations previously provided for parkland dedication did not account for how credit for private parks are typically calculated. More specifically, private parks (e.g., behind the gates), such as the required 26.56 acres of parkland in the Serrano Plan, would typically only receive up to 50% credit for the overall dedication requirement calculations.

The Developer, by delivering the final public parklands required within the DA, PFFP, and Community Facilities District requirements, in full, will be of benefit to the community. The District provides this letter of support while also conveying a message to all interested parties that delivery of public facilities, such as parks, should be realized through stringent DA requirement and triggers to avoid future 30-year wait times.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



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

**LEGEND**

- FAC PLAN TO BE COMPLETED AS PART OF THIS PERMIT
- 12" MINIMUM FINISH FLOOR ELEVATION
- 2" DEPTH OF FILL AND REPAVE PER DETAIL PLAN (SEE DETAIL SHEET 19-1714-F-01)
- 4" MIN. CONC. FINISH FLOOR ELEVATION
- 6" MIN. CONC. FINISH FLOOR ELEVATION
- 8" MIN. CONC. FINISH FLOOR ELEVATION
- 10" MIN. CONC. FINISH FLOOR ELEVATION
- 12" MIN. CONC. FINISH FLOOR ELEVATION
- 14" MIN. CONC. FINISH FLOOR ELEVATION
- 16" MIN. CONC. FINISH FLOOR ELEVATION
- 18" MIN. CONC. FINISH FLOOR ELEVATION
- 20" MIN. CONC. FINISH FLOOR ELEVATION
- 22" MIN. CONC. FINISH FLOOR ELEVATION
- 24" MIN. CONC. FINISH FLOOR ELEVATION
- 26" MIN. CONC. FINISH FLOOR ELEVATION
- 28" MIN. CONC. FINISH FLOOR ELEVATION
- 30" MIN. CONC. FINISH FLOOR ELEVATION
- 32" MIN. CONC. FINISH FLOOR ELEVATION
- 34" MIN. CONC. FINISH FLOOR ELEVATION
- 36" MIN. CONC. FINISH FLOOR ELEVATION
- 38" MIN. CONC. FINISH FLOOR ELEVATION
- 40" MIN. CONC. FINISH FLOOR ELEVATION

NOTE: ANY CURB & GUTTER IS NOT SPECIFICALLY NOTED BUT ASSUMED TO BE 4" MIN. CONC. FINISH FLOOR ELEVATION



Revised by EDN Fire  
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