

3/26/2018

Edcgov.us Mail - Fwd: Serrano - Village J Lot H - Parkland Dedication - Comments

PC 4-12-18

#4

7 pages



Serena Carter <serena.carter@edcgov.us>

Fwd: Serrano - Village J Lot H - Parkland Dedication - Comments

1 message

Char Tim <charlene.tim@edcgov.us>
To: Serena Carter <serena.carter@edcgov.us>

Mon, Mar 26, 2018 at 8:04 AM

Please process this public comment received on March 16, 2018 for Item #4 of the PC 4/12/18 meeting. Please see me with questions. Thank you.

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

From: **Rommel Pabalinas** <rommel.pabalinas@edcgov.us>
Date: Mon, Mar 26, 2018 at 7:55 AM
Subject: Fwd: Serrano - Village J Lot H - Parkland Dedication - Comments
To: Charlene Tim <charlene.tim@edcgov.us>

See comment from El Dorado Hills CSD.

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

From: **Tauni Fessler** <tfessler@edhcsd.org>
Date: Fri, Mar 16, 2018 at 12:55 PM
Subject: Serrano - Village J Lot H - Parkland Dedication - Comments
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: Apryl Ramage <ARamage@edhcsd.org>, "ahoward@parkerdevco.com" <ahoward@parkerdevco.com>

Good afternoon Mel –

The District is submitting a comment letter in regard to Village J Lot H and the overall parkland dedication that will result from the project, see attached letter. I've also included a copy of the letter we submitted back in August, which also addressed the Serrano-El Dorado Hills SP parkland dedication requirements. The letter we are submitting today speaks to the deed restriction on the wetland portion of the property, as well as the potential EVA and how those areas are typically evaluated according to District policy and wanted to keep the County (and Developer) informed of the District's processes and requirements.

Should you have any questions please let me know. Have a good weekend.

Tauni Fessler

Director of Parks & Planning

1021 Harvard Way, El Dorado Hills, CA 95762

office: 916.614.3236

mobile: 916.825.3691

tfessler@edhcsd.org

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<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=lr-NdqmOTUs.en.&view=pt&search=inbox&th=16262d700b2ae355&siml=16262d700b2ae355>

18-0480 Public Comment
PC Rcvd 03-16-18



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

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Rommel (Mel) Pabalinas, Principal Planner
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Planning and Building Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Char Tim
Clerk of the Planning Commission

County of El Dorado
 Planning and Building Department
 2850 Fairlane Court
 Placerville, CA 95667
 (530) 621-5351 / FAX (530) 642-0508
 charlene.tim@edcgov.us

2 attachments

Serrano-Village J Lot H_Parkland Dedication_Letter to EDC 03_16_18.pdf

<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=lr-NdqmOTUs.en.&view=pt&search=inbox&th=16262d700b2ae355&siml=16262d700b2ae355>

3/26/2018

Edcgov.us Mail - Fwd: Serrano - Village J Lot H - Parkland Dedication - Comments



136K



EDC.EDHCSD.Serrano-Village J Lot H.PD14-0008 TM14-1524_2017_08_31.pdf

131K



March 16, 2018

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

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

Dear Mr. Pabalinas,

Village J Lot H has been revised and application made to the County to include a 12.5-acre park site, which will contribute to the overall parkland dedication owed to the District, as referenced in an earlier comment letter provided to the County on August 31, 2017, (see attached).

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 with the following conditions and/or exceptions:

1) Recorded Declaration of Restrictions (Document # 2016-0028319-00)

The District would like to express its concern as it relates to the wetland area located in the southeast portion of Village J Lot H, as identified in the recorded Declaration of Restrictions referenced above, and,

2) Proposed EVA (Emergency Vehicle Access)

Currently the concept park plan depicts a temporary EVA from the north portion of Village J Lot H, extending through the proposed parkland and exiting to the south at Serrano Parkway. Should the temporary access become permanent the following restrictions would apply:

In accordance with District Policy Guidelines for Parkland Dedication and Development Standards, Policy Number 6110.60 - Land suitable for dedication as an active recreation site (parkland) shall provide the following:

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.

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.

This requirement would be exercised to the extent the District sees fit, as maintaining tree canopy is important to the overall quality of life.

J. Drainage courses, or dedications near or adjacent to hazardous or noxious materials sites are not acceptable. Flood plains are not accepted, unless the site's potential risks are fully mitigated at the subdivider's expense.

In conclusion, the District will consider acceptance of the overall 12.5 acres including the dedicated wetland and potential EVA, with the condition that parkland dedication credit will not be given for those areas that the District, per policy, does not accept as usable/programmable parkland. Final acceptance of the parkland must be presented and approved by the District's Board of Directors. Any shortfall the project may have in delivery of Quimby-required parkland by the Specific Plan will be collected through In-lieu Fees.

As noted in earlier correspondence, 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 and will satisfy their obligation that is important to fulfill as a commitment to District residents.

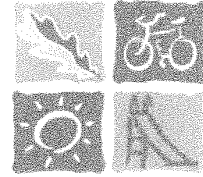
Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Best regards,



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

cc: Andrea Howard – Parker Development



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
10-acre District Park (Bass Lake)	12.5 ac	PENDING (satisfies 28 public acres)
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