

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT  
BOARD OF DIRECTORS SPECIAL MEETING**

**August 24, 2006**

**MINUTES**

**CALL TO ORDER**

President Justin Masters brought the special meeting to order on Thursday, August 24, 2006, at 7:45 p.m. Directors Larry Brilliant, Joe Chinn, and David Trapani were in attendance. Director Wyatt was absent. Also present were General Manager Wayne Lowery, Planning Director Dianna Hillyer, and Accounting Specialist Sherry Shannon. Jerry Dragoo represented Moore, Iacafano and Goltsman, the Park & Recreation Master Plan consulting firm.

**Adoption of Agenda**

**Motion No. 1. Director Brilliant moved and Director Trapani seconded the motion to approve the agenda. Motion carried 4-0-1 (Wyatt absent).**

**1. Review and approve Financing Plan for the District's Draft Parks & Recreation Master Plan.**

Jerry Dragoo, Moore, Iacafano and Goltsman, reviewed the proposed financing plan for the El Dorado Hills DRAFT Park & Recreation Master Plan. The plan calls for approximately \$90,000,000 in financing for new parks, not including those park projects currently funded. The board discussed the estimated number of new dwelling units (du) needed per year to generate park impact fees. It was pointed out that Serrano (El Dorado Hills Specific Plan Area) pays a lower portion of the fee than other areas because they are conditioned to build three community parks and a number of private parks. Since they only have approximately 1,000 more dwelling units to construct, most of the remaining 7,000 to 8,000 residential units to be constructed will pay the full fee. Therefore, using historical data to forecast future fee revenue could be misleading if based on Serrano impact fees.

The District currently has a population of 35,000 people with an additional 23,000 expected for future development. Therefore 115 acres of parks is needed.

The board also discussed concern that the District's recent estimates of park construction costs have been substantially lower than actual contract bids.

Staff was directed to move forward with obtaining a consultant to update the current District Nexus Study. It was recommended that Economic Planning Systems conduct the update since they have completed the prior studies and would be familiar with the report.

**CLOSED SESSION**

President Masters asked if there were public comments on closed session items. No public comment. Masters closed the public session and entered closed session.

2. **Closed session under California Government Code §54956.8, conference with real estate negotiator prior to the purchase, sale, exchange or lease of real property in Blackstone Subdivision, Valley View Specific Plan Area, El Dorado Hills owned by Lennar Communities. Discussion included but was not limited to proposed park sites within tentative map TM 99-1359R. [Blackstone Agreement].**

President Masters re-opened the Regular Meeting and reported that general direction was given to the District's real estate negotiator.

**Adjournment**

President Masters adjourned the meeting at approximately 8:45 p.m.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Justin Masters, President  
EDHCSD Board of Directors

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
Wayne A. Lowery, General Manager  
Secretary to the Board Of Directors