

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

**October 26, 2006**

**MINUTES**

**CALL TO ORDER**

President Justin Masters brought the special meeting to order on Thursday, October 26, 2006, at 7:08 p.m. Directors Larry Brilliant and Joe Chinn were in attendance. Directors Trapani and Wyatt were absent. Also present were General Manager Wayne Lowery, Planning Director Dianna Hillyer, and District General Counsel Jackie McHaney. Sally McIntyre and Nell Donaldson represented Moore, Iacafano and Goltsman, Inc. the Park & Recreation Master Plan consulting firm. Members of the Citizens Advisory Committee present included: Paula Smith, Andrea Brown, Marc Pearl, Rob Vomund, and Moni Gilmore. Dianna thanked the all the member of the Citizens Advisory Committee for the many hours of work that they contributed to the development of the Master Plan.

**Adoption of Agenda**

**Motion No. 1. Director Brilliant moved and Director Chinn seconded the motion to approve the agenda. Motion carried 3-0 (Trapani, Wyatt absent).**

- 1. Public Hearing to hear presentation on the EDH CSD 2006 Park and Recreation Facility Master Plan Update from MIG, Inc. representatives, accept public comment and have board discussion.**

The District's Director of Planning, Dianna Hillyer along with Sally McIntyre and Nell Donaldson of Moore, Iacafano and Goltsman, Inc. (MIG) reviewed the highlights for the draft Parks & Recreation Master Plan explaining that the purpose of the meeting was for the Board of Directors to receive public comment. The Negative Declaration and Initial Study (California Environmental Quality Act) was forwarded on this same date to the State Clearing House and is available for agency review through November 29, 2006. On November 30, 2006, the Board of Directors will meet to consider adoption of the Negative Declaration and Master Plan.

President Masters opened the Public Hearing. Comments included:

- Paula Smith reported on behalf of the Citizens Advisory Committee that they support the plan as presented, they enjoyed the process and learned a lot and did not endorse any particular financing option over the other.
- Concern that the Park Impact Fee annual revenue projection was unrealistically high.
- There appears to be a high interest in providing a Dog Park.
- Financial plans are unrealistic.

- Improve the Lot E district property in St. Andrews Village (a petition with 100 signatures was submitted in support).
- Plan is well done but funding will be a challenge. Suggestion to divert consultant fees in general fund to park projects.
- Need picture of senior citizen on front cover. More of report should be devoted to senior services. Disagreed with many of the recreation service plans in the report since it seems geared towards active seniors and does not address needs of the “older” senior. Does not like reference to intergenerational programming. Report does not address transportation needs of older adults. Recently opened Senior Center will be at capacity within five years.
- Great report but board should avoid urge to modify the plan in the future and stick to the original concepts. Especially important to resist temptation to satisfy needs of special interest groups.
- St. Andrews Village is not interested in more taxes or assessments.
- Projected costs should be in line with what district can afford. Board should wait for new directors to come on board in December before approving plan.

President Masters closed the Public Hearing. Board comments included:

President Masters:

- Why does plan not include the Capital Improvement Program (CIP) priorities? (MIG: The CIP Priority list is in Appendix “D”)
- Oak Knoll Park includes funding for planning but not for improvement? (Staff: The Plan includes an Opportunity Fund for future unknown improvements. There currently isn’t a plan of what Oak Knoll Park will need).
- Would like to see lights at Stephen Harris Park tennis courts.
- How should District address that park maintenance costs are higher than other similar communities? (MIG: Recommend that a Maintenance Management Study be conducted.)

Director Brilliant:

- Plan is based on the community’s vision resulting from public opinions.
- Plan includes standards and the community had input on standards.
- Plan identifies costs. Funding will be a challenge but it is important to have as high a vision as possible and not set the bar too low.
- Residents shouldn’t be overly concerned with taxes going up as a result of the plan because it takes a vote of the people to increase taxes. District board cannot arbitrarily

increase taxes. Park Impact Fees (PIF) will be a majority of the funding source and developers not existing residents pay these. Even the landscape and lighting assessment districts (LLADs) are formed by ballot.

- Board needs to think of community's interests. Parks are the heart and soul of the community.

Director Chinn:

- The Master Plan process allowed for a huge number of opportunities for community input with over 900 residents providing their opinions.
- Construction costs have doubled in last three years so development fees have increased throughout California.
- There is some difficulty reading the finance section of the plan but it must be understood that if development slows, so does the park construction timeline.
- District's facilities today with a current population of 35,000 are virtually the same as when the district had only 10,000 people. More facilities are needed now.

President Masters:

- The vision of the community in 1962 resulted in the ability to fund the El Dorado Hills Community Park facilities enjoyed today. The current community needs to have its vision for the future, also.
- Construction cost increases are demonstrated by recent projects at Promontory Community Park and Harris Park, the maintenance building and the teen center continue to escalate.
- Would like to see the community residents volunteer to see more parks and facilities come to reality.

Director of Planning Hillyer reviewed the next steps including having the State Clearing house circulate the CEQA Initial Study through November 29, 2006. The District will continue to receive public comments on the Master Plan through November 29, 2006. The Board will review the Negative Declaration and Master Plan on November 30, 2006 with consideration for approval and adoption.

**2. Approve proposal from EPS, Inc. to prepare an EDH CSD Nexus Study Update and authorize General Manager to execute same.**

The Board reviewed the proposal prepared by Economic Planning Systems, Inc. (EPS) for conducting a Nexus Study on the Park Impact Fee and discussed alternate dates for the Administration and Finance Committee to review the first draft of the study.

**Motion No. 1. Director Chinn moved and Director Brilliant seconded the motion to approve up to \$30,000 for the EPS Nexus Study Update and authorize the**

**General Manager to complete negotiations and approve the final agreement. Motion carried 3-0 (Trapani, Wyatt absent).**

**Closed Session**

**3. 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 includes but is not limited to proposed park sites within tentative map TM 99-1359R.**

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

President Masters re-opened the Regular Meeting and reported that no specific action was taken but general direction was given to staff.

**Adjournment**

President Masters adjourned the meeting at approximately 9:45 p.m.

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

DATE: \_\_\_\_\_

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

DATE: \_\_\_\_\_