

**ROLLING HILLS COMMUNITY SERVICES DISTRICT**  
**MINUTES of MARCH 17, 2015 MEETING OF THE BOARD OF DIRECTORS**

**1. Call to Order/Roll Call.**

The meeting of the Rolling Hills CSD held on March 17, 2015 was called to order at 7:07 p.m. by President Matt Sites in the meeting room at Holiday Inn Express, 4360 Town Center Drive, El Dorado Hills, California. In addition to President Sites, Directors Tim Halverson, John Kennedy, and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present at roll call. Director Gordon Fawkes was absent. There were seven members of the public present.

**2. Public Comment.** Mrs. Storms wanted to confirm timing for the trimming of trees near her property, inquired about interest in a community garage sale on May 9 and said she would post it on Craigslist if people had interest, and thanked the Board for installation of the “Not a Through Street” sign on Montrose which she said is working as there is less traffic.

**3. Presentation Regarding Proposed Revision to Land Use Requirements for El Dorado Hills Town Center West.**

President Matt Sites gave an introduction to this item and explained that the presentation will be given by the planner working on this project as it relates to the CSD. Specifically, the issues of roads, ingress and egress, and fencing are issues within the jurisdiction of the District. Randy Chafin of Quad Knopf, the principal planner working on behalf of El Dorado Hills investors, spoke specifically to issues previously raised by the CSD and its residents of traffic, noise, and lighting. He said the revised plan as it now stands has more stringent requirements on the developer. He described the changes as “providing greater flexibility to the investors and greater restrictions environmentally and to the RHCSD”. Mr. Chafin explained the greater flexibility to the investors to mean that the plan maintains the total square footage limits but eliminates the square footage limits for each category of development type such as retail, R&D, or light manufacturing. He said the need for this flexibility is in response to the marketplace. He said benefit to the CSD is that special attention is being paid to traffic and the number of trips, noise and analysis of its impacts during the day/evening/night, and lighting especially at the property line. He stressed that the revised project plan includes more stringent requirements on the developer in these regards than what is currently allowed. In response to a question about development of a power center, he said the developer is voluntarily cutting the number of trips allowed by the project and that a power center wouldn’t be possible with the number of trips allotted. He also said the project plan has a hearty setback for lighting. He said there have been no changes to the plan as to access points. He said the Fire Department mandated a gate and Tim Halverson said CSD concern would be about how that gate would be accessed.

Residents felt that the information presented at the meeting was a high level overview of the project but did not provide enough specific detail about what is really being proposed. Other comments included the feeling that the developer has “tunnel vision” for its desire to build retail and that this CSD meeting is not the correct forum to reach out to the community and get real feedback about the project. As mentioned, the CSD’s focus is limited as pertains to issues under its jurisdiction. Mr. Chafin, together with Attorney Craig Sandberg, said that Tony Mansour is the local representative for the El Dorado Hills Investors group and that he has an open door policy. The residents in attendance requested that the developer provide additional forums to discuss this development project, that the developer reach out by mailings to impacted neighbors even beyond the County’s 500’ requirement, and that specific and detailed information be given including visuals, maps, and specifics as to category zones in the project plan so residents know what is being proposed.

**4. Monthly Reports**

**General Manager Report.** Chaney presented an oral and written report. She continues to routinely work with the landscapers and discussed the watering plan for drought conditions. She advised of a broken resident window caused by use of a weed eater along White Rock Road and said the landscapers have agreed to pay for the damage. The fence repair work on Montrose has been completed and a request has been sent to the Mansour Group for

reimbursement of one half the cost, to which they responded the same day and said payment would be sent. Other fence repairs of broken boards were completed in Berkshire Park along the shared property line. Tree trimming is scheduled to take place next week. Issues and concerns discussed with residents included report of excess garbage in the trash can in the park, question about a request for approval of solar, which was directed to the Building Department, and heads up about JPA Connector information, which project is outside the jurisdiction of the CSD. Chaney also said she is getting bids for removal of turf at the Stonebriar entrance and replacement with low water landscaping.

b. Communications Committee Report. The Communications Committee did not meet this month.

## **5. Consent Items**

The consent items consisting of the draft Minutes of February 17, 2015 regular meeting of the Board of Directors; financial reports for period ended February 28, 2015 prepared by Auditor's office; bank statement for period ended February 13, 2015; SDRMA letter dated February 19, 2015 regarding award of longevity distribution and credit on Property/Liability insurance program renewal invoice of \$156; CSDA Memo dated February 20, 2015 regarding Board of Directors Call for Nominations Seat A; CSDA Finance Corporation Memo dated February 23, 2015 regarding Funding Programs and Assistance for Your District; El Dorado County Auditor's Office Memo dated February 26, 2015 regarding Direct Charges – Cost Recovery Structure Effective FY16; Board of Supervisors Letter dated February 27, 2015 regarding EID request for election date for Board of Directors be changed from odd to even-numbered years; email March 9, 2015 from El Dorado LAFCo with Proposed FY16 Budget information; and JPA Connector Project Information received March 8, 2015 were considered. Director Tim Halverson moved to approve the consent items and accept and file the items; second by Director Mark Magee; motion carried.

AYES: Sites, Halverson, and Magee

NOES: None

ABSENT: Fawkes

ABSTAIN: Kennedy as to Minutes

## **6. Old Business.**

**a. Prima Drive Storm Drain and Tree Issues.** General Manager Chaney Hicks updated the Board since the last meeting and its discussion and decision to proceed with removal of the vegetation which caused the culvert issues, treat with a non-hazardous stump killer safe for use near waterways, and inspect the culvert periodically to make sure it continues to be in working order. After discussion Tim Halverson moved to approve expenditure of not to exceed \$2,500 from the FY15 approved budget for removal of the trees identified relative to the storm drain issues on Prima Drive and treatment with environmentally friendly product; second by President Matt Sites; motion carried.

AYES: Sites, Halverson, Kennedy and Magee

NOES: None

ABSENT: Fawkes

ABSTAIN: None

## **b. Restricting Access to Undeveloped District Property Winterfield Drive.**

General Manager Chaney Hicks reported about feedback she received from the residents in the cul-de-sac on Winterfield Drive with respect to the possibility of installing boulders and a fire access gate at the end of Winterfield Drive to deter ingress and egress to the undeveloped property and their thoughts about the style of the gate. Feedback was favorable and the triangular shaped pipe gate was requested. After discussion, Tim Halverson moved to approve expenditure of not to exceed \$3,550 from the FY15 approved budget for purchase and installation of boulders and a triangular shaped pipe gate to restrict access to the undeveloped property at the end of Winterfield Drive; second by Mark Magee; motion carried.

AYES: Sites, Halverson, Kennedy and Magee

NOES: None

ABSENT: Fawkes

ABSTAIN: None

**c. Road and Speed Control Measures on Stonebriar Drive.**

Tim Halverson expressed his concerns about the Board's prior decision to push forward with a pilot project for installation of speed cushions on Stonebriar Drive irrespective of the Fire Department's expressed concerns in that regard. He said given the fact El Dorado Hills Fire has a new Fire Chief, a new Fire Marshall, and that there are many more locations within El Dorado County where speed measures have now been installed, he thinks one last meeting should be arranged to discuss the District's concerns and desire to install speed reduction measures on Stonebriar Drive. In addition, the District now has the records of speeds travelled gathered from its radar signs and he hopes that data can be updated with current information. Tim expressed concern that if the District proceeds with installation of speed cushions without Fire Department concurrence, the expenditure of funds could be a waste if the District is forced to take them out. Tim would like to see the District express its primary concern about safety to the Fire Department with the hope it will share our vision of safety above other considerations. John Kennedy expressed agreement with Tim about a further meeting with the Fire Department. In addition, the District now has as a member Matt Sites who is an experienced Planner. It is hoped that options can be mapped out between the District and the Fire Department to satisfy the District's safety concerns. The Board members exchanged preferences for a meeting date and time with a target of making the meeting happen before the next Board meeting.

**7. New Business.**

**a. Website Update.** The Clerk presented information about the need for updates to our website. The Board confirmed it is interested and approved with proceeding with information gathering.

**Adjournment.**

The meeting was adjourned at 9:05 p.m. upon a motion by Tim Halverson, second by Matt Sites; motion carried.

Submitted by:

Linda Stone, Board Secretary

Approved by Board: April 21, 2015