

**ROLLING HILLS COMMUNITY SERVICES DISTRICT**  
**MINUTES of SEPTEMBER 16, 2014 MEETING OF THE BOARD OF DIRECTORS**

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

The meeting of the Rolling Hills CSD held on September 16, 2014 was called to order at 7:02 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, Gordon Fawkes, and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present at roll call, and members of the District.

**2. Public Comment.** None.

**3. Presentation**

A presentation was given by Don VanDyke regarding Measure M. Mr. VanDyke spoke in favor of Measure M which he said will require the County of El Dorado to use CalTrans traffic data for Highway 50 rather than “unsubstantiated projections” when considering approval of further rezoning and development projects. Mr. VanDyke said to visit [www.RuralCommunitiesUnited](http://www.RuralCommunitiesUnited) for more information.

The following agenda item was taken out of order.

**Old Business.**

a. Master Plan for District. President Sites gave a background summary about the proposed development project for 49 single family homes on 23 acres located immediately adjacent to the District, north of White Rock Road and across from Four Seasons abutting the County line to the west, by Standard Pacific Homes. The developer is represented by Consultant, Michael McDougall, of MJM Properties who has been negotiating with Director Halverson and General Manager Chaney Hicks on behalf of the District. Since the last meeting, the goal has been to arrive at an agreement between the District and Standard Pacific Homes regarding a voluntary park impact fee to be paid by the Developer to the District. That impact fee, together with the statutory fees paid to the District based on the Quimby Act, will be memorialized in language which will serve as conditions of approval for the approval by the County of the tentative map for the project. Tim Halverson provided the update regarding the discussions and reported that the District has gained agreement in principal from the developer to increase the amount of the impact fee paid to \$215,000. Part of the rationale for determining the impact fee to be paid was based on what it would cost the developer to construct a small neighborhood park area in the new development. Chaney and Tim demonstrated based on cost information they provided that the developer’s cost estimates were too low. At the last meeting it was agreed by the Board members and residents present that the new residents to the District would utilize the existing park and recreational areas of the District and that the small park area contemplated would not take away from that usage. For that reason it was decided it would be more advantageous for the District to receive payment of an impact fee to improve and maintain the existing park and recreational facilities.

The three income sources to be derived from the new developed area of the District are (1) the Quimby Act fee which is calculated by a statutory formula; (2) the impact fee being discussed which is generally based on the costs the developer would otherwise incur to build a new park; and (3) the per parcel assessment fee levied for the District.

Mike McDougall was present at the meeting and discussion as had about specific language for a condition of approval to approval of the tentative map. The language for this issue discussed was: *Prior to the filing of the final map, the subdivider shall pay to the Rolling Hills CSD the amount of \$215,000 to fully mitigate the project’s impacts to park facilities in the Rolling Hills CSD.* It was agreed that the District’s legal counsel will need to approve the proposed language to be included in the submission for approval of the tentative map. In addition, the Board will seek counsel’s advice as to whether there are any other considerations to be included. The District requested, and McDougall agreed on behalf of the developer, that the developer reimburse the District for its legal fees incurred regarding this

project in an amount up to \$2,500. President Halverson made a motion that the Board approve moving forward with approval of the conditional approval language reflected above, obtaining legal approval, and that the developer reimburse the District for its legal costs of not to exceed \$2,500 for this project; second by President Sites; motion carried.

**AYES:** Sites, Halverson, Kennedy, Fawkes, and Magee

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

#### **4. Monthly Reports.**

a. General Manager Report. Chaney presented an oral and written report. She advised she continues to routinely work with the landscapers and new color has been planted at the entrance to Springfield Meadows. The Movie Night was a good success with a large turnout. She has worked on the street sign issue, an encroachment issue on Baywood, and ordered an additional pet waste station. She discussed further whether a Not a Through Street Sign was needed in Springfield Meadows. Director Fawkes said he thinks a sign on his property is superfluous.

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

#### **5. Consent Items**

The Consent items, consisting of approval of draft Minutes of August 19, 2014 regular meeting of the Board of Directors, Bank statement for period ended August 14, 2014, and correspondence including County of El Dorado regarding property tax revenue estimates for FY15, SDRMA regarding President's Special Acknowledgment Award for Property Liability Program, and memorandum from LAFCO regarding Election of Special District Representative to LAFCO and nominations for Special District Commissioner were considered. Vice President Tim Halverson moved to approve the consent items and accept and file the items; second by Director Gordon Fawkes; motion carried.

**AYES:** Sites, Halverson, Fawkes and Magee

**NOES:** None

**ABSENT:** Kennedy regarding meeting Minutes

**ABSTAIN:** None

#### **7. New Business**

a. **Appointment to the District's Four Year Term.** The Board discussed the open seat. President Sites nominated Tim Halverson to fill the vacant seat; second by Director Mark Magee; motion carried.

**AYES:** Sites, Halverson, Kennedy, Fawkes, and Magee

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

#### **Adjournment.**

The meeting was adjourned at 8:32 p.m. upon a motion by Matt Sites, second by Tim Halverson; motion carried.

Submitted by:

/s/

Linda Stone, Board Secretary

Approved by Board: October 21, 2014