



AGENDA
Board of Directors Meeting
ROLLING HILLS COMMUNITY SERVICES DISTRICT

Date: May 21, 2024

Time: 7:00 p.m.

Location: 4360 Town Center Boulevard, El Dorado Hills, CA 95762

The Board may act on any of the items listed on this Agenda regardless of whether the matter appears on the Consent Calendar or is described as an action item, a report, a discussion item, or an information item.

In compliance with the Americans with Disabilities Act, a person with a disability who requires a modification or accommodation in order to participate in the public meeting may contact the District at (916) 235-8671 or GenMgr@RollingHillsCSD.org. Notification at least 24 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

1. Call to Order/Announcements

Pledge of Allegiance; Roll Call

2. Public Comment - Items Not on Agenda

At this time, members of the public may address the Board of Directors regarding any item within the subject matter jurisdiction of the Board, not set forth as an agenda item. No action may be taken on items raised during Public Comment as they are not on the agenda. Issues presented in Public comments may be referred to staff or scheduled on a future board agenda. Please limit your comments to three minutes or less. The public comment portion of the meeting will not exceed 15 minutes.

In addition, members of the public may address the Board of Directors regarding an agenda item after that item has been called but before the Board entertains its discussion of the item. Please limit your comments to three minutes or less.

3. Swearing in of William Grava and Oath of Office

4. Old Business

a. Elliott Homes Requests Related to Folsom Heights Development Project – the Board to consider the following request from Elliott Homes, and email from resident regarding the project.

- (1) Grading Permit Request** – Board to consider the March 5, 2024, request from Elliott Homes for the District’s signature on Elliott Homes’ grading permit application to Community Development Services Department of Transportation, by reason of the fact that

the District is the legal property owner where the work will be done. *(Discussion/Possible Action Item – continued from March 19, 2024)*

While not a subject of the specific grading permit request, regarding the extension of Prima Drive connecting the existing Stonebriar Subdivision to the proposed Folsom Heights Subdivision in Sacramento County, also included in the documents is a reference to El Dorado County Department of Transportation’s request for the maintenance plan for the roadway and drainage system, and question who will maintain these improvements.

- (2) Stonebriar Lift Station Project** – Board to consider the materials submitted by Elliott Homes regarding proposed sewer lift station upgrades near Stonebriar Drive.
(Discussion/Possible Action Item)

- b. Revenue Options; Need for Increased Revenue for Future Sustainability** – NBS Consulting to present its final Revenue Modeling Scenarios Memo for Board consideration; discussion of next steps for project, including possible Ballot Measure, preparation of a 5-year Improvement Plan, and consideration of expenditure of funds from the approved budget for further services or costs related to the Revenue for Future Sustainability Project, as may be requested by the Board
(Discussion/Possible Action Item)

- c. Consider Appointment of Board Member to Fill Vacancy** – Board to consider Statement of Interest and Qualifications received from resident interested in serving on the Board, David Gagetta, submitted in response to the District’s posted Notice of Vacancy on Board of Directors
(Discussion/Possible Action Item)

5. Monthly Report

- a. General Manager Report**
b. District Budget Report – Updated monthly to supplement County financial reports

6. Consent Items

- Draft Minutes of the March 19, 2024, regular meeting of the Board of Directors
- Note: the April 16, 2024, regular meeting was cancelled due to lack of a quorum.

7. New Business

- a. Claim Submitted by Resident on Prima Drive for \$500 for Costs Incurred as a Result of Damage to Hot Tub and Deck from Fallen Tree** – As a result of a fallen tree which occurred during excessive wind and storms and caused property damage, a resident on Prime Drive requests reimbursement in the amount of \$500. The resident estimates the damages incurred from the event total \$1,302.74, including deck repair estimated at \$670 plus replacement of the hot tub cover of \$632.74 *(Discussion/Possible Action Item)*



- b. Preliminary Budget for Fiscal Year 2024-2025** – Board to consider adoption of Preliminary Budget presented by General Manager (*Discussion/Possible Action Item*)

8. Adjournment

5/21/24
Item 4.a.(1)

continued
from: 3/19/24
Item 6.c.

Linda Stone

To: ITEM 6.c. 3/19/2024 Meeting
Subject: FW: Fw: Folsom Heights - EDC DOT Grading Permit Application
Attachments: image001.gif; EDC DOT Folsom Heights Ph.1 PC1.pdf; GradingApplication.pdf; CSD GM bill Feb 2024.pdf

From: Mark Magee <dmagee@farmersagent.com>
Date: Thu, Mar 7, 2024, 11:21 AM
Subject: Fw: Folsom Heights - EDC DOT Grading Permit Application
To: csd clerk <csdclerk@gmail.com>

I think we need to include this (Elliot asking for Grading Permit, see below and attached) on the agenda for approval/non approval.

Thank you,
Mark Magee
Farmers Insurance
4935 Hillside Cir Ste 300
El Dorado Hills, CA 95762-5707
License Number: 0G34414
916-299-3338 (Office)
916-990-6984 (Mobile)
916-461-1091 (Fax)
dmagee@farmersagent.com
<http://www.farmersagent.com/dmagee>



From: Price Walker <p.walker@elliotthomes.com>
Sent: Tuesday, March 5, 2024 9:30 AM
To: Ed Regan <e.regan@elliotthomes.com>; Mark Magee <dmagee@farmersagent.com>
Cc: David D. Sagan of R.E.Y. <dsagan@reyengineers.com>
Subject: FW: Folsom Heights - EDC DOT Grading Permit Application

Mark: attached is the grading permit for the work to be completed within the Prima Drive right of way. Since you guys are legal property owners, the county is requiring your signature on our grading application. Please sign and return to me. Thank you

Price Walker

Vice President, Project Development

Elliott Homes, Inc.

340 Palladio Parkway, Suite 521, Folsom CA 95630-8775

c: (916) 600-8427 p: (916) 984-1300 x1223 | f: (916) 984-1322

From: Teresa Garcia <T.Garcia@elliotthomes.com>
Sent: Monday, March 4, 2024 9:05 AM
To: Price Walker <p.walker@elliotthomes.com>
Cc: Teresa Garcia <T.Garcia@elliotthomes.com>
Subject: Folsom Heights - EDC DOT Grading Permit Application

You may or may not want to include the DOT letter (also attached) in the email to property owner.

Teresa Garcia

Project Development & Construction Administrator

Elliott Homes, Inc.

340 Palladio Parkway, Suite 521, Folsom CA 95630

p: (916) 984-1300 x1215 | f: (916) 984-1322

From: Price Walker <p.walker@elliotthomes.com>
Sent: Wednesday, February 7, 2024 1:02 PM
To: Teresa Garcia <T.Garcia@elliotthomes.com>
Subject: FW: Folsom Heights - EDC DOT Grading Permit

Teresa: for my review and signature

Price Walker

Vice President, Project Development

Elliott Homes, Inc.

340 Palladio Parkway, Suite 521, Folsom CA 95630-8775

c: (916) 600-8427 p: (916) 984-1300 x1223 | f: (916) 984-1322

p.walker@elliotthomes.com | www.elliotthomes.com

From: Dave Sagan <DSagan@REYENGINEERS.com>
Sent: Tuesday, February 6, 2024 5:54 PM
To: Price Walker <p.walker@elliotthomes.com>
Subject: Folsom Heights - EDC DOT Grading Permit

Hi Price,

El Dorado County DOT is requiring us to complete a grading application as part of their submittal process – see attached. As I mentioned before, I was hoping for a cursory review by EDC DOT but they are requiring a full formal submittal/review process.

As part of the grading application, the applicant (Elliott Homes) needs to sign the application and the property owner (Springfield Meadows CSD) needs to sign. The form says the property owner needs to sign with the County as a witness,

or it needs to be notarized, but DOT said they would waive the notary/witness part. So, someone from the Springfield CSD needs to sign. Hope this is not an issue. DOT said if it turns out to be an issue, they can figure something out.

Also, DOT is requesting the maintenance plan/agreement for the roadway and drainage system (who will maintain Prima Drive)– see the attached comments from DOT.

Thanks Price



David Sagan, PE, QSD/QSP
Principal | R.E.Y. Engineers, Inc.

Email: dsagan@rengineers.com

O: (916) 366-3040 | D: (916) 850-8813 | M: (916) 826-4976

905 Sutter Street, Suite 200, Folsom, CA 95630

www.rengineers.com

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3/19/24
Item 6.C.

EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION
<http://www.edcgov.us/DOT>

PLACERVILLE OFFICES:

MAIN OFFICE:

2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

MAINTENANCE:

2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:

ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA 96150
(530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

June 1, 2023

David Sagan, P.E.
R.E.Y. Engineers, Inc.
905 Sutter Street, Suite 200
Folsom, CA 95630

**Subject: Folsom Heights Phase 1 (Sacramento County/City of Folsom)
Improvement Plans – Submittal 1 (for Prima Dr)**

Mr. Sagan,

The Department of Transportation has completed its review of your submittal for the improvements to Prima Dr shown on the Folsom Heights Improvement Plans. DOT has reviewed the portion of the plans related to the extension of Prima Dr connecting the existing Stonebriar Subdivision to the proposed Folsom Heights Subdivision in Sacramento County. DOT did not review the sheets for content outside of El Dorado County's jurisdiction. Please make the following corrections.

General

1. The Planning Department is reviewing the plans and may have additional comments at a later date.
2. Provide the maintenance plan for the roadway and drainage system. Who will maintain these improvements?

Engineer's Estimates

1. Provide an engineer's estimate showing the portions of the project that contain the Prima Dr improvements within El Dorado County.

Drainage Report (DOT & County Stormwater Coordinator)

1. The Drainage Report does demonstrate that the project meets the Current Phase II MS4 Permit requirements (not Section 4.5 of the SWMP). This portion of the project is part of a common plan of development and shall include post-construction water quality treatment for this area.
2. Provide the drainage reports referenced in Section 4 Stormwater Quality
 - Folsom Heights Technical Drainage Report June 22, Combination Basin No.4
 - Russel Ranch – Phase 2 Technical Drainage Report, Hydromodification Basin No. 27.

Post-Construction Stormwater Quality Comments & ESC Plan (County Stormwater Coordinator)

1. If the EID access road portion of the project will ever be accessed off of Stonebriar Drive during construction, show a stabilized construction entrance in that location on the ESCP.
2. Show what will be used for temporary erosion control for the EID access road, if it becomes necessary.
3. Provide details for velocity dissipation structures for Prima Drive. Confirm velocity dissipation will be effective for preventing erosion from the discharge location and the creek.
4. Pursuant to COA #51, provide documentation showing how water quality requirements are being addressed for Sheds E and F.

https://www.edcgov.us/Government/TPS/StormWaterManagement/Pages/west_slope_development_and_redevelopment_standards.aspx.

Plans

Sheet C01 – Cover Sheet

1. Add the El Dorado County Department of Transportation signature block to the cover sheet.

Sheet C03 – General Notes & Abbreviations

1. Please add the El Dorado County 44 Standard Notes to for the grading & improvements proposed for Prima Dr.

Sheet C21 – Plan & Profile – Prima Dr

1. Please identify the ditch along the north side of the road & PUE. If it is a roadside ditch, please show a callout to use the El Dorado County Standard Plans and include it in the drainage analysis.
2. The EDH 23 Subdivision constructed a portion of the Prima Dr road for the water line. The rockery wall shown in that portion of roadway does not appear to be included with the record drawings for that project. Was the design included with that project? If yes, please provide that information.
3. Show a 2" grind & overlay to the connection at the intersection of Stonebriar Dr and Prima Dr.
4. Consider adding signs restricting access to the Prima Dr EVA at both connections.
5. Revise the 12" SD piping to be 18". That is a an 80' long section of pipe and should be sized for maintenance. The call out in the profile is missing the piping.
6. The call out for keynote 8 is pointing to a ditch. Please update.
7. CO #174 does not allow for construction access through Prima Drive and requires screening along Prima Drive.

Add the following note to the plans:

Screen Prima Drive to minimize potential lighting impacts to nearby residences to the satisfaction of the County of El Dorado's Department of Transportation. No construction-related traffic shall be permitted to utilize Prima Drive to access the project site.

8. Refer to the stormwater comments above.

Sheet C41 – Plan & Profile – SD Laterals KK & LL

1. Add RSP to the outfall at SD Lateral KK.
2. The sidewalk is existing. What does the dark line along the sidewalk represent?

NOTE: The above list may not be exhaustive and the failure to include an item on it does not alter the responsibility of the Engineer of Work for errors or omissions, nor of the Owner to complete all work in accordance with the improvement plans, the road improvement agreement, the conditions of the Planned Development, NPDES compliance, and conditions or regulations of other agencies (U.S. Corps of Engineers, California Fish and Game, Regional Water Quality Control Board, Environmental Management, Resources Conservation District, etc.).

If you have any question, please contact me at (530) 621-5933.

Sincerely,



Leah Rademacher
Assistant in Civil Engineering
Department of Transportation, DRE
El Dorado County

cc: Adam Bane, PE, Senior Civil Engineer



COMMUNITY DEVELOPMENT SERVICES
DEPARTMENT OF TRANSPORTATION
<http://www.edcgov.us/DOT/>

GRADING PERMIT APPLICATION
El Dorado County Code § 15.14

Date: February 2, 2024 Permit Number: _____

Assessor's Parcel Number (APN): 117-010-004
 Parcel Map Number (if applicable): _____
 Project Address: N/A
 Email Address: p.walker@elliotthomes.com

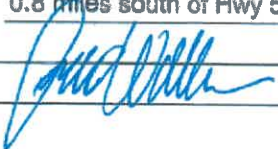
MAKE YOUR SELECTION:

- Offsite Subdivision Parcel Map Other

Description of work: Grading & Improvements for approx 1000 feet of Emergency Vehicle Access roadway that extends from Folsom Heights Drive in the City of Folsom & Stonebriar Drive in El Dorado Hills

The applicant hereby applies for a Grading Construction Permit to grade/construct in accordance with the County of El Dorado Grading Ordinance and the approved Grading and Erosion Control / Improvement / Site Plans.

Property Owner:	<u>Springfield Meadows CSD</u>	Phone:	_____
Address/City:	<u>P.O. Box 266, El Dorado Hills,</u>	State:	<u>CA</u> Zip: <u>95762</u>
Applicant or Contractor:	<u>Price Walker, Elliott Homes, Inc</u>	Phone:	<u>916-984-1300</u>
Address/City:	<u>340 Palladio Pkwy, Suite 521, Folsom</u>	State:	<u>CA</u> Zip: <u>95630</u>
Engineer:	<u>David Sagan, R.E.Y. Engineers, Inc</u>	Phone:	<u>916-366-3040</u>
Address/City:	<u>905 Sutter St., Suite 200, Folsom</u>	State:	<u>Ca</u> Zip: <u>95630</u>
License No.:	<u>60506</u>	Expiration Date:	<u>09/30/2024</u>
Driving Directions:	<u>0.8 miles south of Hwy 50</u>		

Applicant Signature:  Date: 3/4/24

NOTICE: THE FINANCIALLY RESPONSIBLE PARTY (FRP) FORM HAS BEEN EXECUTED
SEE REVERSE FOR ADDITIONAL INFORMATION

(Office Use Only)

	Amount	Receipt #		Amount	Receipt #
Application	\$115.00		RCD fee		
Plan check fee deposit			Extension fee		
Inspection fee			Security		
			Planning fee		

THE PROPERTY OWNER AGREES TO THE FOLLOWING:

1. To the fullest extent allowed by law, the Developer shall defend, indemnify and hold the County harmless against and from any and all claims, suits, losses, damages, and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public or damage to property, or any economic or consequential losses, which are claimed to or in any way arise out of or are connected with the work by Developer, his agents or employees including contractors services, operations or performance hereunder, regardless of the existence or degree of fault or negligence on the part of the County, the Developer, contractor, subcontractor(s) and employee(s) or any of these, except for the sole or active negligence of the County, its officers and employees or as expressly prescribed by statute. This duty of Developer to indemnify and save the County harmless includes the duties to defend set forth in California Civil Code §2778.
2. Pay costs and reasonable attorney fees should the County be required to commence an action to enforce the provisions of this agreement or in enforcing the security obligations provided herein.
3. This permit does not grant permission to work across property lines. It is the applicant's responsibility to determine property lines and work within them.
4. Will the grading and/or construction of your project have any influence on archeological or historical features? Yes No Don't Know
If yes, what measures have been taken to protect these resources?

5. Will there be any impacts on sensitive resources such as vegetation, wildlife habitat, and/or designated wetland areas? Yes No Don't Know
If yes, what measures have been taken to protect these resources?

6. Certain permits are billed on a time and materials (T&M) basis pursuant to Board of Supervisors Resolution No. 20-97. Plan check and inspection fees are collected and will be held as a deposit; billings are deducted from the deposit until depleted to a 10% retention withholding requirement. At such time the property owner will be billed directly.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I HAVE READ, ACKNOWLEDGE AND AGREE TO ALL CONDITIONS OF THIS PERMIT AND THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.*

* Property owner signature

Date

****If property owner signature is not witnessed by a County employee, the signature must be notarized.***

5/21/24
Item 4.a.(1)



Brenda Collette <brendacollette@gmail.com>

Folsom Heights grading

2 messages

Ellen Post <ellentherapy@msn.com>

Tue, Mar 19, 2024 at 11:31 AM

To: dparrington@folsom.ca.us

Cc: Sarah Aquino <saquino@folsom.ca.us>, Price Walker <p.walker@elliotthomes.com>, Brenda Collette <brendacollette@gmail.com>

Good morning, I'm representing the Stonebriar neighborhood in El Dorado Hills for our CSD. There is an item on the agenda tonight asking board members to sign a permit for grading for the EVA for Folsom Heights. Since there haven't been any updates recently about the progress of the project, there is some concern about what exactly is being planned and when. Some residents are making assumptions based on the language in the DOT letter from June 2023 included in the meeting packet. It would be helpful if we could be updated whenever there is an item for the CSD agenda from Price Walker to avoid erroneous assumptions. My role is to clarify progress of the project to avoid this. I spoke to the DOT representative which was helpful in this matter. Our Stonebriar and Sierra Monte neighbors will continue to be vigilant about the project as it affects our quality of life significantly, so transparency is the best policy. Thank you, Ellen Post, (916) 539-1415

Price Walker <p.walker@elliotthomes.com>

Tue, Mar 19, 2024 at 4:05 PM

To: Ellen Post <ellentherapy@msn.com>, "dparrington@folsom.ca.us" <dparrington@folsom.ca.us>

Cc: Sarah Aquino <saquino@folsom.ca.us>, Brenda Collette <brendacollette@gmail.com>, Mark Magee <dmagee@farmersagent.com>

Ellen: I wished I had known the item was on your agenda. I had met a couple of weeks ago with your general manager Mark Magee and we discussed the project in general and some timelines for grading to get re-started this summer. As I told Mark nothing has changed from the approval of the project by Folsom including Prima Drive improvements. I cannot make tonight's meeting but would certainly attend in the future. I do suggest you talk with your general manager. Thank you

Price Walker

Vice President, Project Development

Elliott Homes, Inc.

340 Palladio Parkway, Suite 521, Folsom CA 95630-8775

c: (916) 600-8427 p: (916) 984-1300 x1223 | f: (916) 984-1322

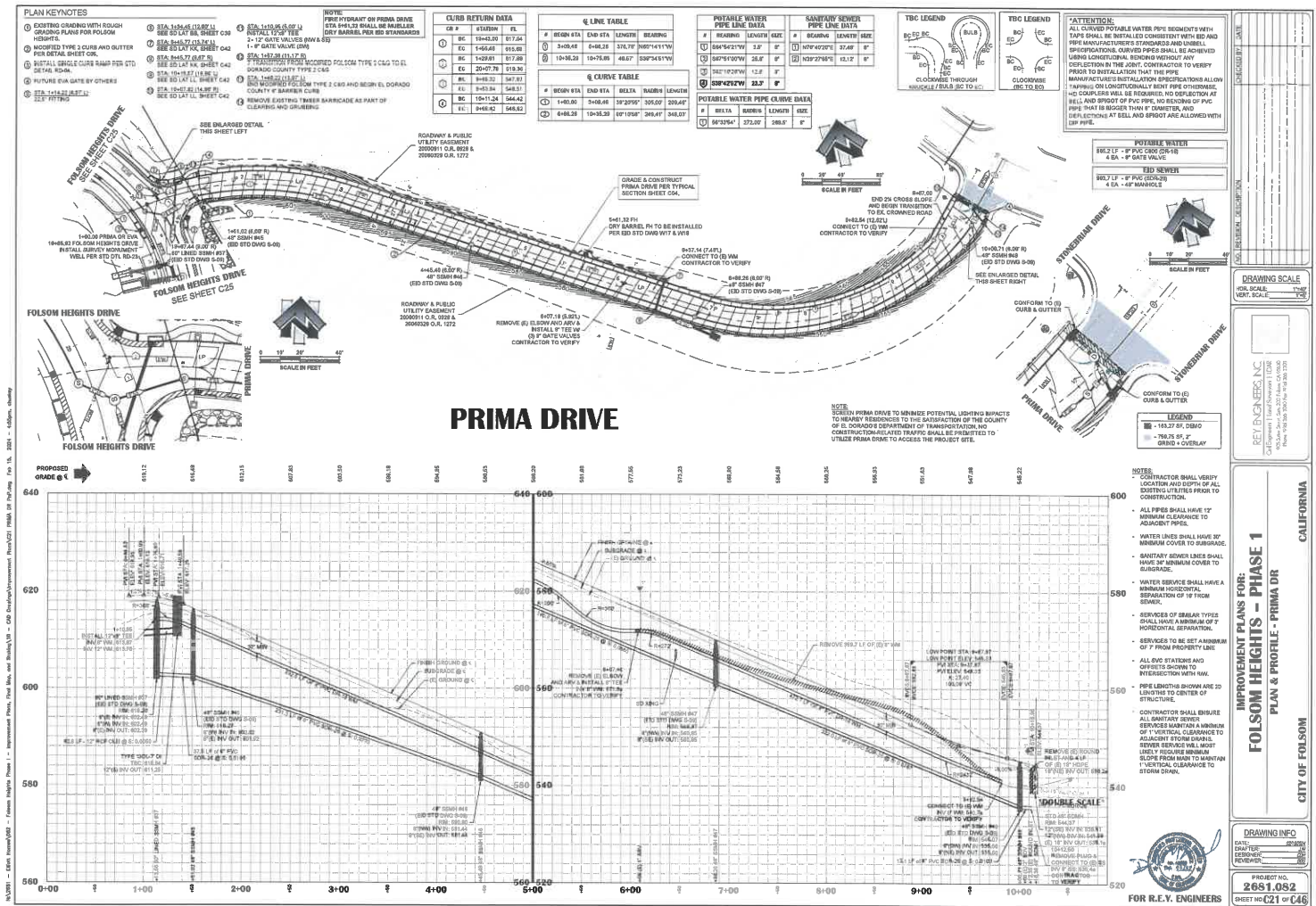
p.walker@elliotthomes.com | www.elliotthomes.com

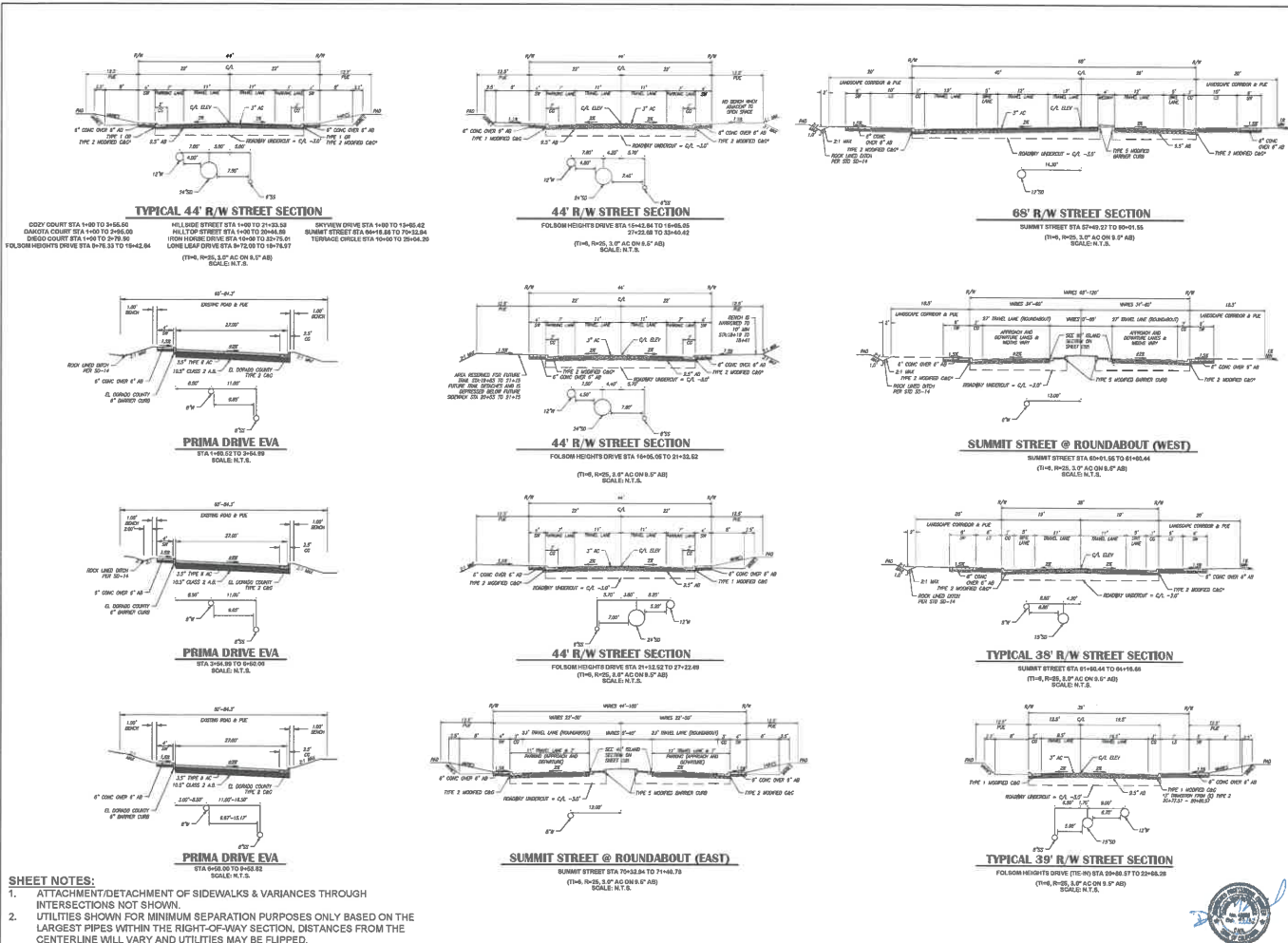
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5/21/24
 Item 4.a.(1)

Supplemental
 Information Received





- SHEET NOTES:**
1. ATTACHMENT/DETACHMENT OF SIDEWALKS & VARIANCES THROUGH INTERSECTIONS NOT SHOWN.
 2. UTILITIES SHOWN FOR MINIMUM SEPARATION PURPOSES ONLY BASED ON THE LARGEST PIPES WITHIN THE RIGHT-OF-WAY SECTION, DISTANCES FROM THE CENTERLINE WILL VARY AND UTILITIES MAY BE FLIPPED.

PROJECT: IMPROVEMENT PLANS FOR FOLSOM HEIGHTS - PHASE 1

DRAWING SCALE: AS SHOWN

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING INFO

PROJECT NO. 2681.082

SHEET NO. 094 OF 046

FOR R.E.V. ENGINEERS

CITY OF FOLSOM

5/2/24
Item 4.a.(2)

Linda Stone

To: FOR MAY AGENDA
Subject: FW: Fw: Elliott Homes - Stonebriar Lift Station - HOA Coordination
Attachments: 485-002 Elliott Homes Stonebriar LS_HOA Coordination.pdf; Elliott Homes Prima Drive.pdf

From: Price Walker <p.walker@elliotthomes.com>

Sent: Monday, April 29, 2024 2:45 PM

To: Mark Magee <dmagee@farmersagent.com>; Ed Regan <e.regan@elliotthomes.com>; Eric Jones <e.jones@hydroscience.com>; Mick Cundith <mcundith@teichert.com>

Subject: FW: Elliott Homes - Stonebriar Lift Station - HOA Coordination

Mark: We would like your group to review the attached plans for the sewer lift station upgrades and we are requesting we meet out at the site this Thursday morning at 9:30 am. It will be helpful to see the area that we are planning to use for staging and the landscaping that we will be replacing. I will send out an invite. Thank you

Price Walker

Vice President, Project Development

Elliott Homes, Inc.

340 Palladio Parkway, Suite 521, Folsom CA 95630-8775

c: (916) 600-8427 p: (916) 984-1300 x1223 | f: (916) 984-1322

p.walker@elliotthomes.com | www.elliotthomes.com

From: Eric Jones <e.jones@hydroscience.com>

Sent: Tuesday, March 12, 2024 4:06 PM

To: Price Walker <p.walker@elliotthomes.com>

Cc: Ed Regan <e.regan@elliotthomes.com>

Subject: Elliott Homes - Stonebriar Lift Station - HOA Coordination

Price-

Here is an exhibit that shows the desired staging area for the Stonebriar Lift Station project. I have also included a copy of some selected plan sheet that show where the new driveway is located and potential shrub removal/ replacement. It might also be beneficial to the contractor to gain access to the area behind the lift station. Construction will include excavation for the manhole and wet well on-site near that area and it may make sense to use that area during excavation backfill. I can take this comment out if you'd like.

Do you have some time tomorrow to discuss over the phone or zoom? I also want to talk to you about next steps for both projects.

Thanks,

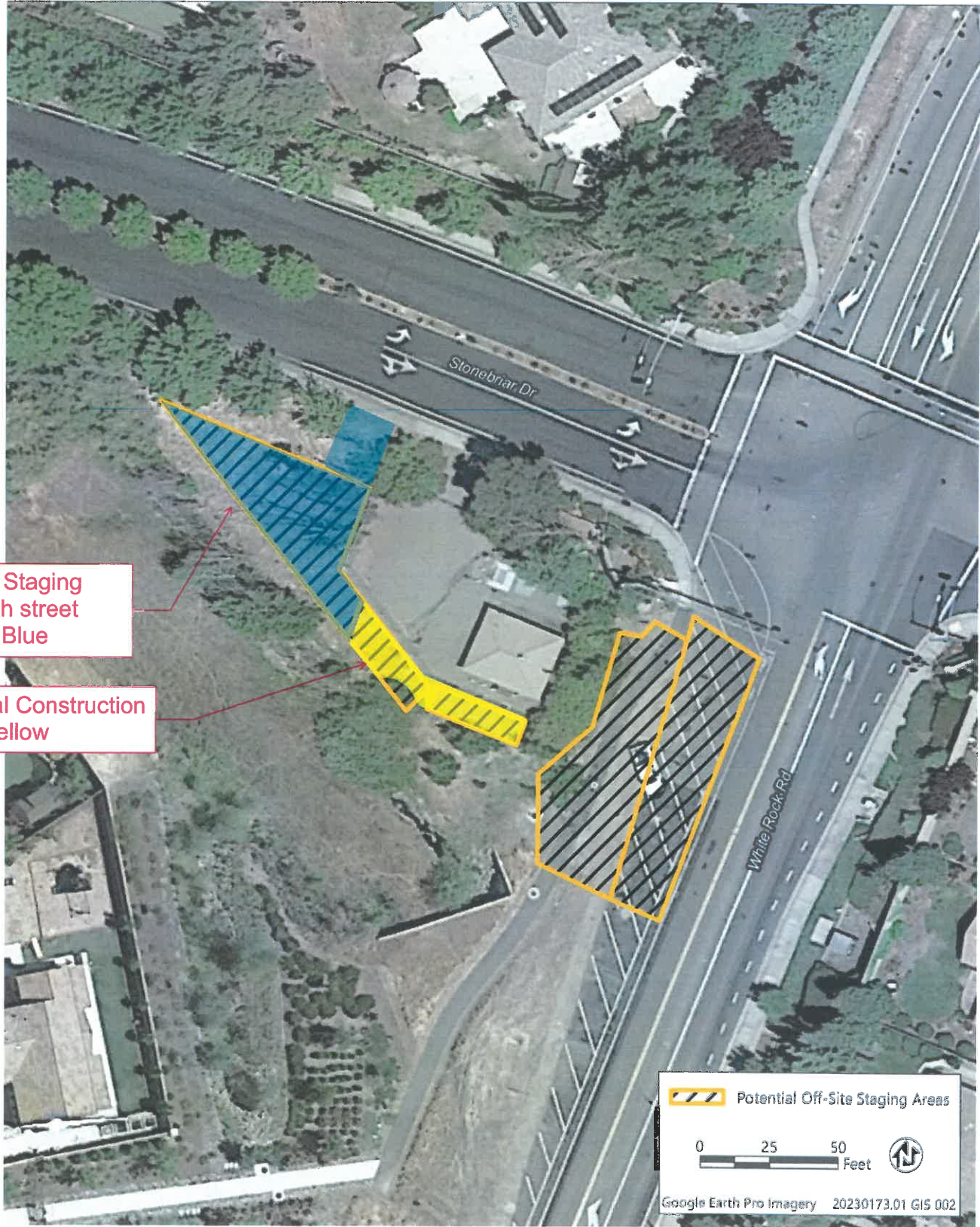
Eric Jones, PE

HydroScience Engineers

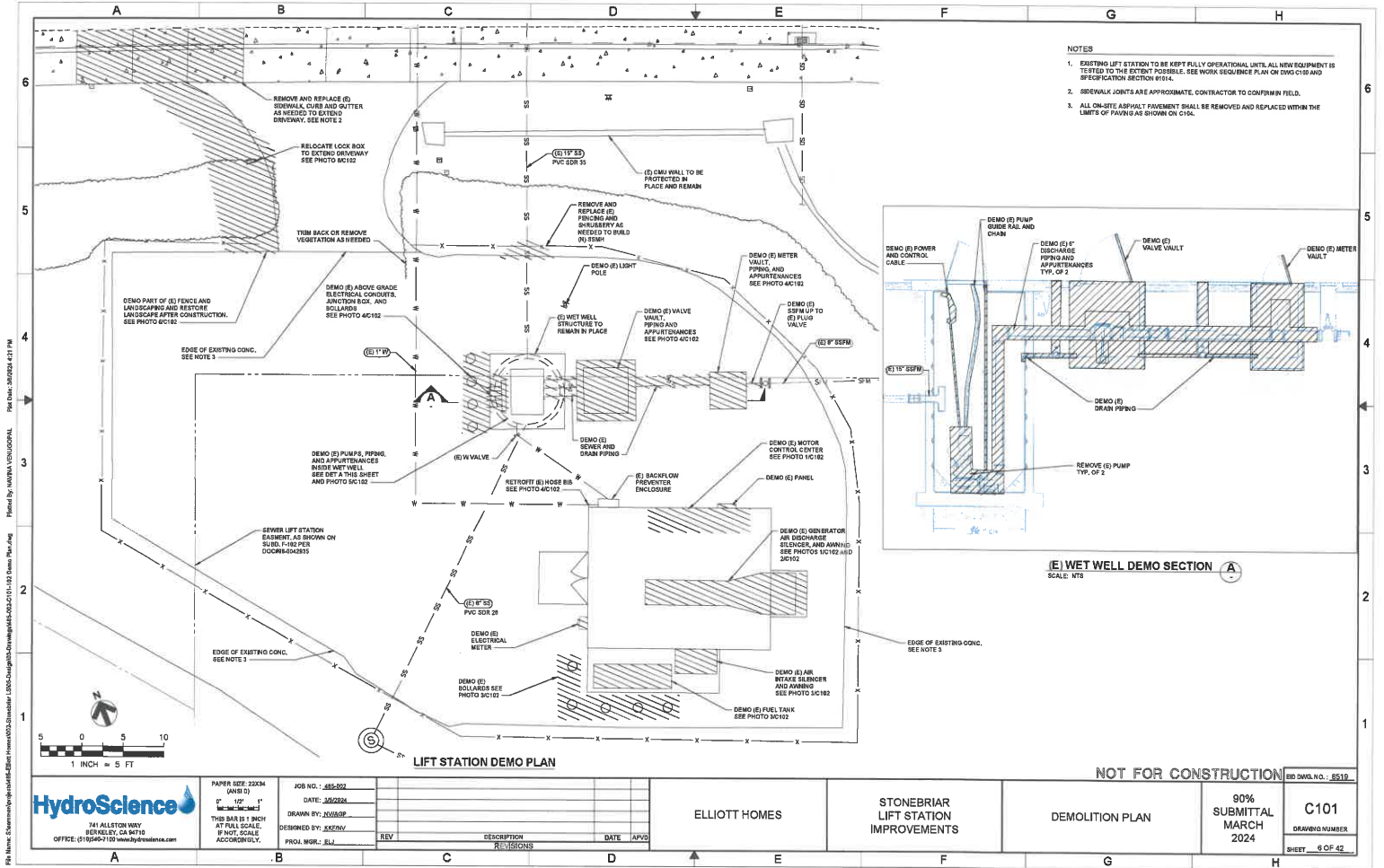
10569 Old Placerville Rd, Sacramento, CA 95827

o. 916.273.7910 | c. 916.548-4551

www.hydroscience.com



Source: Adapted by Ascent in 2023.



- NOTES
- EXISTING LIFT STATION TO BE KEPT FULLY OPERATIONAL UNTIL ALL NEW EQUIPMENT IS TESTED TO THE EXTENT POSSIBLE. SEE WORK SCHEDULE PLAN ON DWG 0118 AND SPECIFICATION SECTION 0114.
 - SIDEWALK JOISTS ARE APPROXIMATE. CONTRACTOR TO CONFIRM IN FIELD.
 - ALL ON-SITE ASPHALT PAVEMENT SHALL BE REMOVED AND REPLACED WITHIN THE LIMITS OF PAVING AS SHOWN ON CHS.

[E] WET WELL DEMO SECTION A
SCALE: NTS

NOT FOR CONSTRUCTION



PAPER SIZE: 22X34 (ANSI D)
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IF NOT SCALE ACCORDINGLY.

JOB NO.: 48E-002	DATE: 3/6/2024	DRAWN BY: JAC/MP	DESIGNED BY: JAC/MP	PROJ. MGR.: JLU
REV	DESCRIPTION	DATE	APPROV	

ELLIOTT HOMES

STONEBRIAR LIFT STATION IMPROVEMENTS

DEMOLITION PLAN

90% SUBMITTAL
MARCH 2024

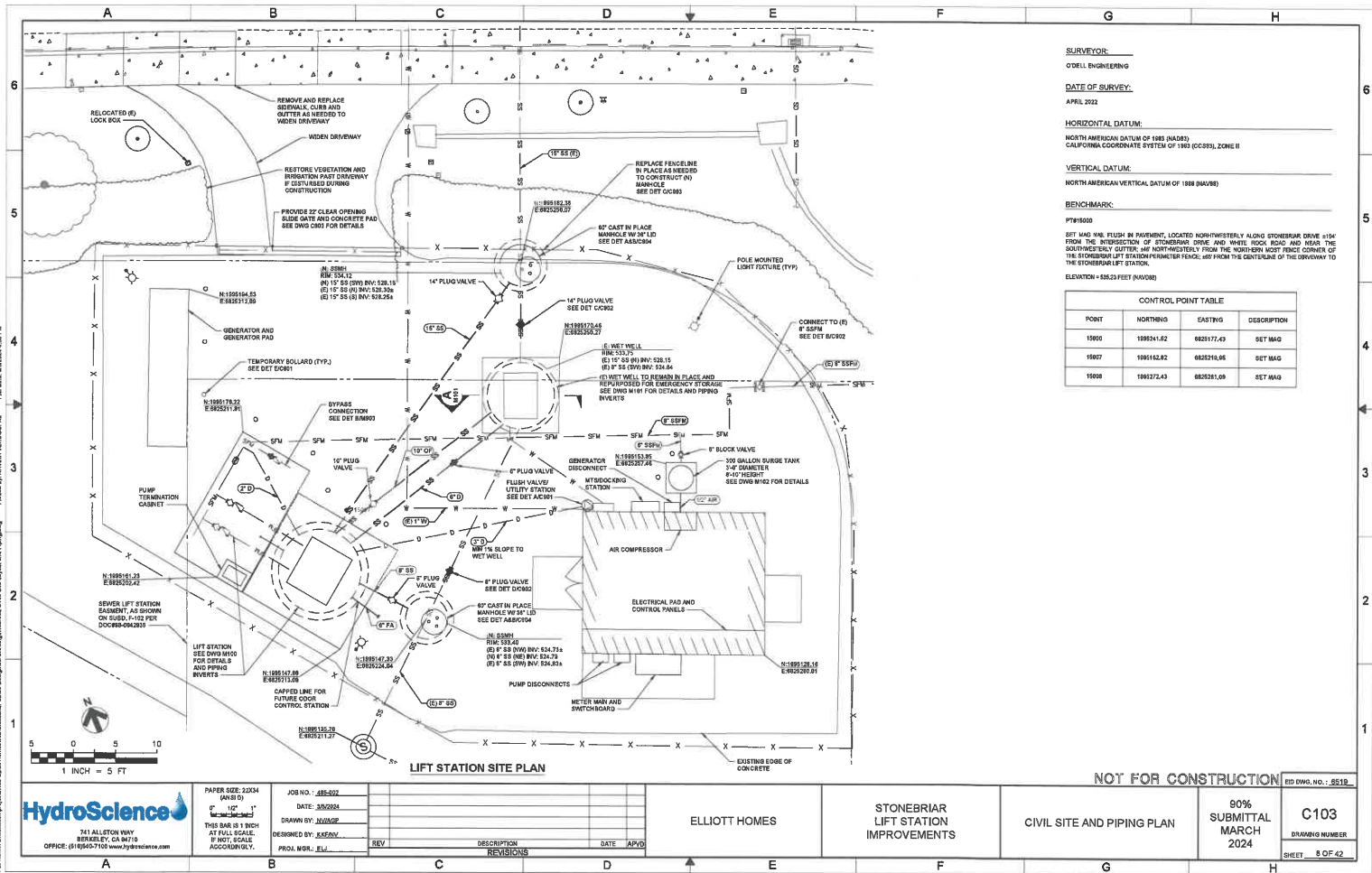
C101
DRAWING NUMBER

SHEET 6 OF 42

File Name: C:\pwworkspace\elliott_homes\133-224\133-224.dwg Plot Date: 3/22/24 4:31 PM
 Plot By: MOYNA VERDUZCO

A	B	C	D	E	F	G	H		
<p>PHOTO 1: SITE DEMOLITION WITHIN BUILDING SCALE: NTS</p>	<p>PHOTO 2: GENERATOR DEMOLITION SCALE: NTS</p>	<p>PHOTO 3: FUEL TANK DEMOLITION SCALE: NTS</p>		<p>NOTES</p> <ol style="list-style-type: none"> SEE WORK SEQUENCE PLAN SPEC SECTION 01 AND SHEET C102 FOR ORDER OF DEMOLITION. (E) LIFT STATION SHALL REMAIN IN SERVICE UNTIL THE PUMP STATION IS FULLY COMMISSIONED OR DURING APPROVED PLAN OUTAGES. 					
<p>PHOTO 4: EXISTING WET WELL DEMOLITION SCALE: NTS</p>	<p>PHOTO 5: EXISTING WET WELL DEMOLITION (TOP VIEW) SCALE: NTS</p>		<p>PHOTO 6: ROAD DEMOLITION SCALE: NTS</p>						
<p>NOT FOR CONSTRUCTION ED DWG. NO. - 0519</p>									
<p>141 ALLESTON WAY BERKELEY, CA 94718 OFFICE: (916) 647-1700 www.hydroscience.com</p>		<p>PAPER SIZE: 22X34 (ANSI D) SCALE: 1" = 1'-0" (AS SHOWN) THIS BAR IS 1 INCH AT FULL SCALE. IF NOT SCALE ACCORDINGLY.</p> <p>JOB NO.: 133-224 DATE: 3/22/24 DRAWN BY: M/AGSP DESIGNED BY: M/AGSP PROJ. MGR.: J/L</p>		<p>ELLIOTT HOMES</p>		<p>STONEBRIAR LIFT STATION IMPROVEMENTS</p>		<p>DEMOLITION DETAILS</p>	
<p>90% SUBMITTAL MARCH 2024</p>		<p>C102 DRAWING NUMBER</p>		<p>SHEET 7 OF 42</p>					

File Name: C:\Users\jgibson\OneDrive\Documents\Projects\2024\20240315\20240315_Site Layout and Piping.dwg
 Plot Date: 3/20/24 4:58 PM
 Plot By: MARIYA VENKOPAL



SURVEYOR:
 O'DELL ENGINEERING
DATE OF SURVEY:
 APRIL 2022
HORIZONTAL DATUM:
 NORTH AMERICAN DATUM OF 1983 (NAD83)
 CALIFORNIA COORDINATE SYSTEM OF 1983 (CCSR83), ZONE II
VERTICAL DATUM:
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
BENCHMARK:
 PT81500
 SET MARK HAS FLUSH IN PAVEMENT, LOCATED NORTHWESTERLY ALONG STONEBRIAR DRIVE 154' FROM THE INTERSECTION OF STONEBRIAR DRIVE AND WHITE HOOK ROAD AND NEAR THE SOUTHWESTERLY CORNER 448' NORTHWESTERLY FROM THE NORTHWEST CORNER OF THE STONEBRIAR LIFT STATION PERIMETER FENCE, 480' FROM THE CENTERLINE OF THE DRIVEWAY TO THE STONEBRIAR LIFT STATION.

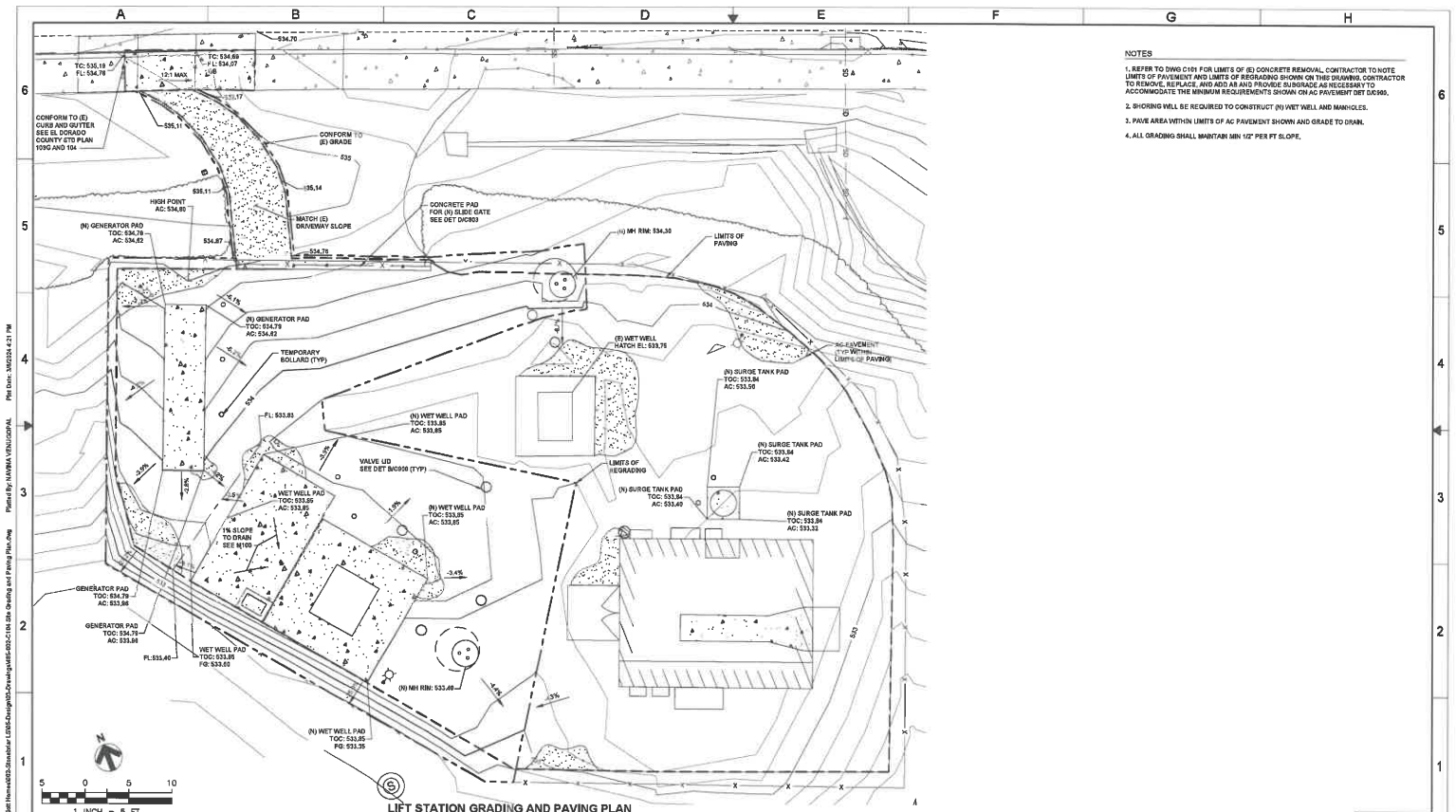
CONTROL POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1900	1995241.62	862177.43	SET MARK
1907	1995162.82	863219.86	SET MARK
1908	1995272.43	863331.69	SET MARK

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PAPER SIZE: 22X34 (A1) SCALE: 1" = 5' THIS DRAWING IS IN INCH SCALE. IF NOT, SCALE ACCORDINGLY.	JOB NO.: 488-002 DATE: 3/20/24 DRAWN BY: MARIYA VENKOPAL DESIGNED BY: KEENEY PROJ. MGR.: ELJ	REVISIONS DATE APPROVED
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ELLIOTT HOMES	STONEBRIAR LIFT STATION IMPROVEMENTS	CIVIL SITE AND PIPING PLAN	90% SUBMITTAL MARCH 2024	ED DWG. NO.: 5519	C103 DRAWING NUMBER
					SHEET 8 OF 42



- NOTES**
- REFER TO DWG C103 FOR LIMITS OF (E) CONCRETE REMOVAL. CONTRACTOR TO NOTE LIMITS OF PAVEMENT AND LIMITS OF REGRADING SHOWN ON THIS DRAWING. CONTRACTOR TO REMOVE, REPLACE, AND ADD AS AND PROVIDE SUBGRADE AS NECESSARY TO ACCOMMODATE THE MINIMUM REQUIREMENTS SHOWN ON AC PAVEMENT DET 04380.
 - SHORING WILL BE REQUIRED TO CONSTRUCT (N) WET WELL AND MANHOLES.
 - PAVE AREA WITHIN LIMITS OF AC PAVEMENT SHOWN AND GRADE TO DRAIN.
 - ALL GRADINGS SHALL MAINTAIN MIN 1/2" PER FT SLOPE.

LIFT STATION GRADING AND PAVING PLAN

NOT FOR CONSTRUCTION ESD DWG. NO.: 8519

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PAPER SIZE: 32X34 (SIZE D)	JOB NO.: 488-092	DATE: 3/20/24	DESIGNED BY: JEE/RY	PROJ. MGR.: JJJ
SCALE: 1" = 5'	DRAWN BY: JEE/RY	DATE: 3/20/24	REV	DESCRIPTION
THIS DRAWING IS TO BE USED AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.				

ELLIOTT HOMES	STONEBRIAR LIFT STATION IMPROVEMENTS	SITE GRADING AND PAVING PLAN	90% SUBMITTAL MARCH 2024	C104 DRAWING NUMBER
				SHEET 3 OF 42

File Name: C:\Users\jlee\OneDrive\Documents\Elliott Homes\8519\8519-03-24\8519-03-24.dwg
 Plot Date: 3/20/24 4:21 PM
 Plotted By: NAWAN, VIKRANT

Pulled from 5-8-24 consent.
Re: 5-21-24 Item 4.a

Linda Stone

To: 4/20/2024 Mail
Subject: FW: EVO ROAD in Stoenbriar ALERT
Attachments: 7ac8ecf6.png

From: Stephanie Haley <stephanie.haley@remax.net>
Date: Sat, Apr 20, 2024, 1:55 PM
Subject: EVO ROAD in Stoenbriar ALERT
To: <gm@rollinghillscsd.org>
Cc: Timothy Haley <timothyhaley57@gmail.com>, Brenda Collette RHCS D <brenda@rollinghillscsd.org>, Brenda Collette <brendacollette@gmail.com>, Ellen Post <ellentherapy@msn.com>

Hi Mark,

I was just informed that Ellen Post was contacted about another meeting that should and will happen on the revised/updated EVO specifics. I understand Price is still including sidewalks, pavement and lighting? This road was not approved for sidewalks... it is not a cut through road and the Folsom and Eldorado Hills Fire already know the dangers of the paved surfaces turning in to a life hazard connecting to the Prima Road 3 way stop, Mr Tim Halverson (board member that was forced to step down) worked behind the scenes with PRice to get this road on ANY agenda. No proof the Browns Act was followed at that time. The fire department for FOLSOM has on record this road does NOT need to be paved to create life /death danger for pedestrian and bikes. I want to be contacted as well as ALL of homeowners in Stonebriar before anything is signed off for ELLIOT homes. I appreciate you willingness to alert all homeowners when PRice is asking our CDS to sign and approve anything for him. If you want to contact me direct below is by information. Also, about 6 months ago I was willing to walk flyers around Stonebriar to recruit board members for the vacant seats. If you creat a flyer I will use my \$ to print and distribute. I have included my direct neighbor and president of csd on this email so you all know I have major concerns of anything being signed off with NO adjustments to the original EVO plans. I appreciate you keeping us aware of any changes to the meeting agendas especially if MR PRice asked to be added to our RHCS D agenda.

Sincerely,
Stephanie Haley

--



Stephanie Haley
RE/MAX Gold
916-990-5057
3905 Park Dr. Suite 110, El Dorado Hills, CA 95762

Email: stephanie.haley@remax.net
Website: <https://stephanie-haley.remax.com>
MLS Website: <http://stephaniehaley.metrolistpro.com>



5/21/24
Item 4.c

cont
from

5/8/24
Item 5.a

April 17, 2024

Dear Board of Directors of the Rolling Hills Community Services District,

I wish to be considered for one of the vacancies on the board of RHCS D. As a voter in the district and a resident of the Rolling Hills Community, I would like to become more active in the neighborhood and contribute towards a positive impact in our community.

I believe I would be a great fit to help exercise good independent judgment on behalf of the interests of RHCS D.

Thank you for your consideration.

David Gagetta

3115 Montrose Way

El Dorado Hills, CA 95762

gagetta.david@gmail.com

209-743-6662

5/21/24
Item 5.a.

General Manager Report for April Meeting

05/16/2024

- On Agenda
- Tree Issues:
 - Resident, Prima Dr. with damages to his hot tub and deck is asking for \$500.
 - Deck repair estimate is \$670.00
 - Hot Tub cover is \$632.74
 - Total for both equals \$1302.74
 - Weed Abatement, Goats Trailer Placement off Dunnwood:
 - Resident want us to find a different place for trailer used for goat work.
- On Agenda
- Elliot Homes Grading Permit Application and Lift Station Upgrade
 - Review grading permit and map
 - Review lift station upgrade map with staging area
 - Miscellaneous Items:
 - Check playground and did not find any issues, will keep checking.
 - Sierramonte HOA email address: kristy@landmarklimited.net
 - Budget updated to \$200k

5/21/24
Item 6.

**ROLLING HILLS COMMUNITY SERVICES DISTRICT
MINUTES OF MARCH 19, 2024 MEETING OF THE BOARD OF DIRECTORS**

1. Call to Order/Roll Call.

The meeting of the Rolling Hills CSD held on March 19, 2024, was called to order at 7:03 pm by President Brenda Collette. The in-person meeting was held at 3098 Montrose Way, El Dorado Hills, CA. In addition to President Collette, Directors Adam Olson and Gordon Fawkes were present at roll call. Also present were Clerk Linda Stone and six members of the public. General Manager Mark Magee was absent.

2. Public Comment (Items not on the agenda).

The Board determined to move the Public Comment item to the end of the agenda.

3. Monthly Reports

- a. General Manager Report.** A written General Manager Report was included in the meeting materials.
- b. District Budget Report** – An updated budget report was included in the meeting materials

4. Consent Items

Minutes of the regular Board of Directors meeting held on February 20, 2024; month-end financial reports for February 2024 prepared by the County Auditor-Controller's office; and correspondence including Umpqua bank statement for the period ending February 2024, El Dorado Fire Community Risk Reduction Division Notice Regarding Vegetation Clearing Deadline of May 1st, California State Controller letter dated February 23, 2024 re 2023 Government Compensation in California Report forwarded from County Auditor's office, El Dorado Irrigation District Special Notice for Availability of Unregulated Contaminant Monitoring Date - EID Water Remains Safe to Drink, CSDA February 26, 2024 email re Special District Revenue Potentially Subject to Retroactive Invalidation by Initiative 1935, PG&E March 12, 2024 email re Wildfire safety Webinar on March 26, 5:30-6:30 pm, Sally Zutter, Auditor's Office Property Control Manager, March 4, 2024 email requesting FEIN related to Proposition 19, CSDA email update Registration to Receive Proposition 19 Property Tax Reimbursements, Scott Bare March 12, 2024 email re El Dorado County Hazard Mitigation Plan Virtual Public Workshop on March 18, 2024, and Melissa Baum March 12, 2024 email regarding El Dorado county Hazard Mitigation Plan Meeting Summary were considered. Director Adam Olson moved to approve and accept/file all Consent items; President Brenda Collette seconded. A roll call vote was taken; the motion carried as follows:

- AYES: Collette, Olson, and Fawkes
- NOES: None
- ABSENT: None
- ABSTAIN: None

5. Old Business

5.a. Revenue Options; Need for Increased Revenue for Future Sustainability. The Board discussed the draft updated Memo dated February 20, 2024, which was continued from the February 20 meeting. Director Adam Olson expressed concern about what consideration, if any, was given by NBS to the District's expense numbers and what attempts were made to bring them forward from the Reserve Study the District provided. The Board discussed the July 3 deadline for submission of a ballot measure and the need for sufficient time to go door-to-door to educate the residents on the issues. Adam said that the memo is currently missing a Recommendation to state what NBS suggests the District do, why, and its opinion about the likelihood of success. He said his expectation of what he is seeing with the current draft memo is different that what he expected. He said it also needs to explain in easy language why it is critical for a revenue increase for sustained operations and the consequence if there is no

increase. Adam directed that the Clerk review the original scope of work, go back to NBS to discuss the Board's concerns, and request further updates to the Memo.

5.b. Drainage Issue Resulting from Beaver Dams After Beavers Removed. President Brenda Collette reported that the beavers are back. As a result, the board did not approve funds to remove the dams because the beavers will build them right back. The Board wants the General Manager to contact the beaver trapper and get them back out. Once the beavers are gone, the Board desires that the General Manager obtain further bids for the work to remove the dams after the area dries out, since that was one of the reasons one potential bidder did not provide the District with a proposal. The Board needs more than one bid to consider. During the discussion, President Collette wondered if possibly the District could burn the cleaned-out materials to save cost instead of hauling them off. She noted that the County publishes burn dates and would like the General Manager to check into that option. The Clerk was asked to convey this information to the General Manager since he was not present at this meeting.

5.c. Notice of Vacancy on the Board of Directors; Consider Appointments to the Board of Directors to Fill Vacancies. The Board may have interest from at least two residents about serving on the Board of Directors. The matter will be continued to next month.

6. New Business

6.a. Weed Abatement & Fire Mitigation Services for 2024. The Board considered alternatives for 2024 weed abatement services and reviewed the most cost-effective proposal. After discussion, Director Adam Olson made a motion to accept the Capra Environmental Services Corp proposal at a cost of \$6,100.00 for grazing of 10 acres, noting the Capra proposal is exclusive of water supply for the goats and an area for the shepherd camp site, and authorize the General Manager to execute an agreement to carry out the services; second by Director Gordon Fawkes. A roll call vote was taken; the motion carried as follows:

AYES: Collette, Olson, and Fawkes

NOES: None

ABSENT: None

ABSTAIN: None

6.b. Claim Submitted by Resident for Reimbursement of One-Half of Fence Repair Costs Incurred for Maintenance to Fencing that Backs to Berkshire Park. The Board heard from the resident at 511 Prima Court who experienced damage to his fence as a result of excessive wind and storms in February 2024. The resident requested reimbursement in the amount of \$1,178.50 for one-half the total cost the resident incurred to perform repairs to fencing which separates the resident's property from Berkshire Park. The Board discussed the fence, what caused it to come down, and whether it has any obligation to pay the cost. Director Olson said the Board sympathizes with the resident about the damage caused by the storms, but stated the District as a public agency has no legal obligation to share in the cost of the fence repair. Therefore, the claim for reimbursement is denied.

6.c. Volunteer Day April 13, 2024. The Board discussed Volunteer Day on April 13, 2024, and agreed to begin at 8:00 a.m. The goal is to remove downed trees by the Stonebriar entrance, Haddington piles of debris, and clean-up of other areas as time permits. Residents volunteered the use of three trailers for transport of debris to the dump or Latrobe Green Waste Center. The District will also rent a chipper to facilitate the work. The Clerk will post Notices in the District and on the website.

6.d. Folsom Heights Development Project Grading Permit Request. The Board reviewed the request received from Elliott Homes, and noted that the District did not receive a complete package with all the information needed to consider the request. Elliott Homes has requested the District’s signature on its grading permit application to the Community Development Services Department of Transportation, by reason of the fact that the District is the legal property owner where the work will be done. The General Manager shall request the complete package of information from Elliott Homes. Resident Ellen Post will continue to serve on the Ad Hoc Committee relative to matters involving this development project.

6.e. Wetland Areas, Drainage Issues, and Vegetation Growth. Due to the General Manager’s absence, the matter was continued to a future meeting.

Taken Out of Order:

Public Comment (Items not on the agenda). A resident inquired about the status of Berkshire Park. Matt Sites was on the Board at the time it voted to do improvements to Berkshire Park. The current Board looked at the District’s overall financial situation and funds earmarked for improvements. Also, the District was not successful in obtaining a variance for the proposed park plan, and the project was not going anywhere. The Board subsequently voted to rescind that approval and rethink where to best put District funds.

Another resident reported vandalism by teenagers including a cinderblock wall was knocked down, they tee-peed trees, and are tearing up irrigation lines. The Board appreciated the information and said the needed maintenance will be reviewed on the Volunteer Clean-up Day. As a resident, Brenda Collette commented about the accumulation of sports nets being chained to the backstop and stored at Stonebriar Park. The General Manager needs to address this issue.

7. Adjournment. Upon motion and second, the President adjourned the meeting at 7:57 p.m.

Submitted by:

Linda Stone, Clerk

Approved by Board:

- Tree issues:
 - Working with landscaper to clean up cut up cotton trees.
 - Working with Hiep to finalize payment for damages done by trees.
 - Stephanie Haley tree on fence has been removed.
- Concrete Work on White Rock:
 - Working with Jeff Coleman as he has questions about the Short Form Agreement.
- Lights:
 - Need to plot Stonebriar's street lights and get with PG&E for lights out.

ITEM ON
AGENDA

- Price Walker (Elliot Homes) wants signature on Grading Permit for Prima Dr, see attached. Waiting to see plans.
- Elliot Homes temporary project to catch the water running on to Winterfield Dr has been completed.
- Water backup on Montrose Way, by Laguna Lane, has been addressed and will be monitored during next rain.

ITEM ON
AGENDA

- Culvert Clean Up, 2 verbal bids:
 - Handyman wants \$150,000 with a continues contract.
 - Landscapers want \$90,000.

ITEM ON
AGENDA

- Beaver Dam Clean Up, 1 verbal bid:
 - Landscapers will do each dam for \$2,000 each.
 - Handyman won't touch until area dries up.

ITEM ON
AGENDA

- Weed Abatement, 2 bids:
 - Capra (goats) will do 10 acres for \$6,100 and available within a week or two. Will also comeback if needed. I suggest goats.
 - Landscapers will do the same job for \$8500 without a comeback service.

5/21/24
Item 7.b.

ROLLING HILLS CSD	Proposed Preliminary Budget FY25
Revenues	
Property Taxes	\$ 114,000.00
Interest	\$ 7,300.00
Special Assessment	\$ 78,700.00
Subtotal	\$ 200,000.00
Various Other	
Revenue Income	\$ 200,000.00
Transfer From Reserve Fund Balance	
Total Revenue	\$ 200,000.00
Expenditures	
Services/Supplies - Routine O&M	\$ -
3000 Payroll Expenses	\$ -
4040 Telephone	\$ 365.00
4041 Communications	-
4060 Food and Food Products	\$ 500.00
4100 Insurance	\$ 5,800.00
4183 Maint. Grounds	\$ 10,000.00
4185 Maint. Parks	\$ 84,000.00
4189 Maint. Water System	\$ 7,000.00
4190 Maint. Drainage	\$ 20,000.00
4191 Maint. Roads	\$ -
4192 Maint. Lighting	\$ 400.00
4197 Bldg. Supplies	\$ 100.00
4220 Memberships	\$ 1,500.00
4240 Misc. Expense - Contingency	\$ 100.00
4260 Office Expense	\$ 250.00
4261 Postage	\$ 600.00
4266 Printing Services	\$ 1,000.00
4267 On-Line Subscriptions	\$ 550.00
4300 Prof. Services	\$ 23,580.00
4304 Admin Fee Agency	\$ 325.00
4305 Accounting serv.	\$ 3,000.00
4313 Legal Services	\$ 6,500.00
4345 Director Services	\$ 5,625.00
4400 Publication Not.	\$ 500.00
4420 Rent/Lease Exp.	\$ 2,600.00
4440 Rent Bldgs.	\$ 455.00
4505 Educa. Training	\$
4602 Private Auto	\$ 250.00
4620 (4700) Utilities	\$ 25,000.00
Subtotal Routine O&M	\$ 200,000.00
	\$
Special Projects	\$ -
Fixed Assets	\$ -
6020 Bldg. Improvements	\$ -
Total Expenditures	\$ 200,000.00