



**Concerned Residents Civic Group**

**Concerned Residents Civic Group  
Heritage El Dorado Hills  
Master Association**

In collaboration with the Concerned Residents of El Dorado Hills Heritage Village

(CRHV is a nonprofit, 501(c)(3) California corporation)



**Concerned Residents Civic Group**

# **AGENDA**

- **Who's What: Contacts Update 2025**

El Dorado County, EDH CSD, CRHV

- **GATEWAY EL DORADO Update**

CRHV Appeal, J6 Board of Supervisors

- **EDH CSD Issues, Concerns, Action**

Board and Management Upheaval

Rejection of Certified Measures Q, R, S

CRHV v CSD Heritage Park Litigation Update

Call to Action



## **Concerned Residents Civic Group**

# **Who's What at CRHV**

## **Board of Directors**

Bonnie Bergner

Rick Burgardt – President

LeeAnn Faucett – Vice President

Roberta Chisam – Secretary

Bill Jamaca

Laura Rosen – Treasurer

George Steed – Past President

Corde Wagner

Bob Williams – President Emeritus

Sue Williams

**Concerned Residents of El Dorado Hills Heritage Village  
Nonprofit 501(c)(3)**



## Concerned Residents Civic Group

# Who's What in El Dorado County

### BOARD OF SUPERVISORS

Greg Ferraro, District 1 [bosone@edcgov.us](mailto:bosone@edcgov.us)

*CHAIR - George Turnboo, District 2* [bostwo@edcgov.us](mailto:bostwo@edcgov.us)

Brian Veerkamp, District 3 [bosthree@edcgov.us](mailto:bosthree@edcgov.us)

Lori Parlin, District 4 [bosfour@edcgov.us](mailto:bosfour@edcgov.us)

Brooke Lane, District 5 [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

### PLANNING COMMISSION

David Spaur, District 1 [david.spaur@edcgov.us](mailto:david.spaur@edcgov.us)

*CHAIR – Bob Williams, District 2* [bob.williams@edcgov.us](mailto:bob.williams@edcgov.us)

Jeff Hansen, District 4 [jeff.hansen@edcgov.us](mailto:jeff.hansen@edcgov.us)

Vacant – District 4 (Andy Nevis until March 4)

Patrick Frega, District 5 [patrick.frega@edcgov.us](mailto:patrick.frega@edcgov.us)

### OTHER CONTACTS

Joe Harn, Auditor and Controller [joe.harn@edcgov.us](mailto:joe.harn@edcgov.us)

David Livingston, General Counsel [David.Livingston@edcgov.us](mailto:David.Livingston@edcgov.us)

Karen Gardner, Director of Planning and Building [karen.l.garner@edcgov.us](mailto:karen.l.garner@edcgov.us)

Rafael Martinez, Director of Transportation [rafael.martinez@edcgov.us](mailto:rafael.martinez@edcgov.us)



## Concerned Residents Civic Group

# Who's What at EDH CDS

### Board of Directors

Steve Ferry, President [stephenferry@edhcsd.org](mailto:stephenferry@edhcsd.org)

Chuck King, Vice President \*\* [chucking@edhcsd.org](mailto:chucking@edhcsd.org)

Noelle Mattock, ex-President [noellemattock@edhcsd.org](mailto:noellemattock@edhcsd.org)

Michael Martinelli, ex-President [michaelmartinelli@edhcsd.org](mailto:michaelmartinelli@edhcsd.org)

Heidi Hannaman, Director at Large [heidihannaman@edhcsd.org](mailto:heidihannaman@edhcsd.org)

### This Week's General Manager

Stephanie McGann Jantzen [smjantzen@edhcsd.org](mailto:smjantzen@edhcsd.org)

### Director of Finance

Teri Gotro [tgotro@edhcsd.org](mailto:tgotro@edhcsd.org)

### This Week's General Counsel

???? TBD



## Concerned Residents Civic Group

# GATEWAY EL DORADO UPDATE

- ✓ CRHV and EDH APAC opposed the original PacTrust Gateway parcel split proposal *for the purpose of 1.1 million sq/ft industrial distribution warehouse buildings (P22-0009)*
- ✓ During CRCG meeting, PacTrust VP Scott Hodson explored alternative plans for mixed-use, including six warehouse buildings (approx. 480K sq/ft total), commercial, and multi-family residences.
- ✓ On September 4, the Zoning Administrator ignored EDH APAC findings approved the P22-0009 application, and waived CEQA
- ✓ CRHV filed a formal appeal to the Board of Supervisors seeking the reversal of Zoning Administrator decision BUT lost the Appeal due to questionable testimony by the Director of Planning
- ✓ CRHV submitted to the Board of Supervisors a letter designed to limit action without approval
- ✓ ***PacTrust is scheduled to offer new mixed use proposal during March 4 Board of Supervisor J6 hearing*** <https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/land-use/public-notices/031125-pa24-0009-gateway-el-dorado-conceptual-review-public-notice.pdf>
- ✓ ***Voice your concerns by attending the hearing or write the Board of Supervisors***



## Concerned Residents Civic Group

### EDH Community Service District Disgraceful Status Report

- Jan new board organizes, names Steve Ferry president
- Feb - off-agenda motion to remove Steve Ferry as pres.
- Director Chuck King resigns/attempts to un-resign
- Fails to Conduct meetings
  - Special Meeting Feb 12 – refused to call to order
  - Regular Meeting Feb 13 – refused to call to order
    - EDC Sheriff called to manage crowd
- Feb 13 - General Manager Mark Hornstra resigns
  - Assistant GM takes over – little experience
- Ex-GM Kevin Loewen under criminal investigation
- Board approves inaccurate financial statements
- Hires additional costly lawyers
- Overpays millions of \$\$\$ for old golf course land
- NO progress on multiple parks programs



**AND THE SAGA CONTINUES...**



## Concerned Residents Civic Group

### EDH Community Services District Board of Directors Ignores Will of the People

- Measure S – supermajority YES Vote over 91%
- Election Certified by EDC Board of Supervisors
- Current Law: LLAD #39 repealed and refunds due
- Heritage repeal petitioners presented invoice for refunds to CSD Board
- CSD declined to honor Measure S
  - Directs Willdan to prepare new assessments
  - Engages Outside Lawyers to Challenge
  - Presentation outlining challenge to Repeal prepared for Feb 13 meeting...



DISCLOSURE: Any resemblance to Godzilla living or dead is purely coincidental





## Concerned Residents Civic Group

### 2024's Measures Q, R & S

by

Michael G. Colantuono, Esq.

El Dorado Hills Community Services  
District

February 13, 2024

How many taxpayer dollars were spent on these theories?

2/7/2025

Is this firm willing to back its theories by working on the basis that fees are tied to achieving legal judgements?

Or are these theories a means to enrich the firm on back of the taxpayer?





## Measures Q, R and S are **Illegal**

Not illegal without judgment

- The assessments are required by **County land use approvals** and **CEQA** *Incorrect...show codes and provisions*
- The **law does not provide for initiatives by financing districts**, only by governments (i.e., the CSD, not an assessment district, which is not a government) *Nonsense*
- All **District property owners are affected** (by the need to fund minimal maintenance of these parks with District-wide resources) but did not get a vote

*False, read State Constitution Articles XIII C & D*



# The Board May Implement Them Anyway

- If the Board opts to implement the measures, it can:
  - Find alternative funding
  - Reduce services to the level needed to avoid liability
    - Dangerous conditions (like trip and fall hazards)
    - Nuisances (like fire hazards)
  - Invite voluntary efforts to maintain some services
  - Close the parks temporarily
  - Sell the parks, with District-wide voter approval

Use general funds as recommended by Grand Jury

Apply fees generated by users and leagues using the parks

Treat these LLADs identically to Serrano and LLAD 17

2/7/2025



# Options for the affected communities

- Accept reduced services as the price of eliminating the assessments, recognizing most property taxes fund schools and County services
- Seek volunteer or private-sector service providers such as non-profits or HOAs
- Propose new assessments

Reduce waste, double-dipping overhead  
Properly apply park impact fees and other resources  
Require accountability and competent staffing  
Cease relying of LLAD to fatten saving accounts  
Stop overspending on large purchases without appraisals  
Provide verifiable accounting of records and assets

2/7/2025

4





# Refunds

- Should be limited to the **statute of limitations** to avoid gift of public funds claims **Abid by the law, don't twist facts**
  - And because older funds have been spent on services
- Might **require written claims** (perhaps on a District-provided form) **Obstructionism ... not previous used**
  - Those who want refunds can get them
  - Those who want to delay or reduce service cuts can pass
- Written claims likely needed for assessees no longer own property in the districts (**move-aways**)

**Just follow the law**



## Questions?



2/11/2025

### COMMENTS

- Promoting legal theories = \$\$\$
- Provide applicable laws, codes, and case analysis before charging the lay public
- Public interest is better served providing services for kids of all ages and NOT attorneys
- CSD must set its mission not litigate for fun

COLANTUONO  
HIGHSMITH  
WHATLEY, PC



## Concerned Residents Civic Group

# 91+% VOTED YES FOR MEASURE S

**AN INITIATIVE MEASURE TO REPEAL AND REFUND THE CARSON CREEK PARK  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT #39 SPECIAL ASSESSMENT**

### **DON'T BELIEVE THE CSD MYTHS**

**FALSE:** Services will be cut without our LLAD assessments such as watering and maintenance.

*Operational costs must be covered from general funds as is done with other CSD parks*

**FALSE:** LLAD funds are essential, and the loss of money will make CSD insolvent.

*The Grand Jury found CSD has excess funding and LLAD assessments are not justified*

**FALSE:** Heritage residents are selfish and don't want to pay their fair share.

*We only seek to be treated on the same basis as other gated communities like Serrano that pays no LLAD assessments*

**FALSE:** Heritage residents will not be entitled to refunds.

*Four years of assessments (including those not yet collected) are subject to all refunds under this initiative*



## **Concerned Residents Civic Group**

### **CRHV v EDH CSD HERITAGE PARK LITIGATION UPDATE**

- Case still actively pursued in EDC Superior Court
- CRHV attempted to negotiate in good faith with CSD Gen. Mgr.
- CRHV and CSD attorneys asked Judge to postpone the trial until May to allow for settlement talks
- CRHV requested CSD Board negotiate directly
- CSD Board has shown no interest in a settlement
- CRHV attorneys are prepared to move forward with litigation





## Concerned Residents Civic Group

# CALL FOR ACTION - FIGHT BACK

- Continue to research and educate
- Engage in social media and with press
- Increase political pressure
  - Voice concerns at meetings
  - Call and write letters
- Seek government intervention
- Court Action
  - Continue CRHV v CSD litigation
  - Seek enforcement of Measures Q R & S
  - Engage excellent legal defense



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**Concerned Residents Civic Group**

**Recall CSD Board of Directors  
Join with Community Action Group**



**Sign-up Sheet on Front Table**



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# **COMMENTS, QUESTIONS AND ANSWERS**



**We Are All EARS**