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Fwd: Public Comment. RE. HEARING - Planning and Building Department, Planning Division, forwarding the Planning Commission’s recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-0001/D

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>
To: Kyle Kuperus <kyle.kuperus@edcgov.us>

Fri, Aug 6, 2021 at 8:38 AM

From: [REDACTED] <followthemoney2joe@outlook.com>
Date: Thu, Aug 5, 2021 at 5:18 PM
Subject: Public Comment. RE. HEARING - Planning and Building Department, Planning Division, forwarding the Planning Commission’s recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-0001/D
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

To the County Board of Supervisors and CSD

RE HEARING - Planning and Building Department Planning Division forwarding the Planning Commission’s recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-0001/Development Agreement DA20-0001) The project site is located at APNs 117-680-003 117-680-004 117-680-007 117-680-008 117-680-016 117-570-013 117-570-017 and 117-570-018. consisting of 132.1 acres, in the El Dorado Hills area. (Supervisory District 2) FUNDING: Developer Funded.

As a resident, I’m finding that much attention and distraction has been made over multiple aspects of a park here in Heritage that will be a betterment for our immediate community, and the community overall. We all received a Disclosure Statement from the seller about parks. Specifically, that letter said things such as, ‘the seller makes no representation or warranty to Buyer that the park will be built as currently planned, or pursuant to any particular build-out schedule.’ And, that, ‘the park is expected to be open to the general public and NOT restricted to residents.’ Further, ‘Buyers living in the vicinity of the parks will most likely experience and otherwise be subject to construction noises and dust until park facilities are complete and thereafter to traffic, noise, light glare, increased pedestrian traffic and related nuisances from the use of these parks. BEFORE entering into an agreement to purchase a Home, the BUYER’s sensitivity to the noise caused by the use of the park and the types of uses contemplated for the park.’

To summarize my comments on the agenda item referenced above:

Too much time and effort has gone into trying to destroy a public park that we were all aware of, and put on notice about in the Disclosures.

The Developer, Lennar, has worked in bad faith by withholding the Disclosure Statements from anyone but the buyers. Lennar should produce these disclosures.

Lennar is obviously in good favor of the County Auditor, who stated at the Planning Commission on June 10, 2021, at about 7 hours and 14 minutes into that meeting recording, “...we’re getting more dollars and cents out of this development agreement than any other development agreement executed in El Dorado County... we’re getting a three thousand

community benefit fee. There is even a chip-in for intelligent traffic flow technology fee... **this project will be fiscally neutral...**". The Auditor continues to describe that there is no nexus to a road that is connected to the project property, but just previously speaks to the benefits of a pedestrian bridge that is miles away. His comments put this and his whole review into question. It also casts doubt onto the objective nature of any review for the benefits of this project. I would implore each and everyone of you to listen to the comments made by this elected official, whom clearly sounds to be an advocate for this project and this developer. Basically, all of the extra development agreement exactions look like payoffs to the County, ex. The \$3000 per home fee that will go generically to the County. The impacts are here – in Heritage and in Four Seasons and on our environment and on our roads. How can a pedestrian overcrossing to the proposed – not approved – Parker Development Central Golf Course Housing project be justified? Where is the updated EIR on this project?

I also listened to CSDs comments at that meeting to the County on this project. I researched that and a lot more. It looks like this housing is not legally allowed because the Specific Plan was litigated by residents. An Agreement was settled where there would be no more homes in this Specific Plan. That Agreement also said there would be all kinds of other things delivered that have not been produced. For starters, there was supposed to be a Countywide assessment district for the parks. While I've done my research, I see that the County has omitted CSDs comments from the published record. What are you hiding? Why are you hiding it? From my research, it is probably tied to the Settlement Agreement that you are violating on the backs of us residents and the EDH Community. For shame – and we'll definitely be pursuing this in whatever fashion is needed to hold everyone to the simple standard of honesty, ethics, and living up to your word.

My asks are simple and clear:

The CSD does not go far enough in asking for park and recreation things. The CSD doesn't have an agreement for any parks in this project because Lennar has been given a fast pass in front of them. And even though some of my neighbors hate to have to pay for a public park, there are a lot of us that are looking forward to it! **This project should be required to join our Heritage park assessment district to offset their impacts onto our park and to lessen the costs for taking care of it.**

The analysis for being a benefit financially for the County should be performed by non-County Auditor office, and the auditor should remain silent on projects that he has personal affiliations with. His past written analysis should be made available if it has not already been so.

The money for community benefit should be assigned specifically for how much will go back to the community affected. I'm not asking for it all, but lets talk about fairness and fair share. This projects is exactly on the County line and there is really not an argument for an impact to anywhere else beyond El Dorado Hills, and for sure not beyond Cameron Park.

Do what is right, equitable and fair. Stop fast tracking these projects. Stop setting aside legal and binding agreements that which do not permit this project to go forward. Remember that our large senior community is very much watching and aware of what is happening here. Many are new to the County, but we were not born yesterday.

Thank you for taking the time to read and sincerely review my input.

J.C.