

July 28, 2021

Roberta Chisam
5066 Del Mar Drive
El Dorado Hills, California 95762

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, California 95667

Dear Supervisor

Two years ago, my husband and I moved north to El Dorado Hills to be closer to family and to live in a peaceful senior, active community. When we saw the Heritage community on Carson Crossing, it had all the amenities and the home that fit our needs. Since we moved in July 2019, there have been many issues that our community has had to deal with that we were not aware of when we bought the house.

We were told by our Lennar sales agent that there would be a small park on the corner of Palmdale and Carson Crossing. At the time, it was supposed to be a "tot-lot" as it was explained. We went to the meeting at the beginning of 2020 to talk about not wanting to have youth soccer being played in the park. We also discussed having "dawn to dusk" activity limitations. When we left the meeting, there was a vote to support these suggestions. This park design changed twice since that meeting and the final design was not shown to the Heritage residents with the details having 50' lights or that it would be a "competitive facility" for tennis and pickleball. Residents that live close to the park do not want to have people in the park past 8 pm due to noise and other negative activity that could be taking place. We need to take the lights down and limit the hours of use of this park.

It was recently brought to my attention that this park land was a deal that Lennar made with the EDH Parks department. If this park was built, then Lennar could decrease the land used for our facilities and build more homes for the benefit of about \$18-20 million dollars. Again, Lennar and EDH/CSD parks looking out for themselves and not the needs of the residents. If these facilities were within our property gates, we could regulate its use. If they want a community park, place it within a neighborhood with a diversity of age groups who will utilize this type of park.

The second issue is the Broadridge noise at night. When we chose our home, we were visiting the site during the day when normal business take place and we could barely hear the noise. But on Sunday evenings after 8 pm, the fans are turned on full and it continues all night. When it is warm out, we need to have our windows open to cool the house down. This noise can easily be heard and is very disruptive. We bought a decibel meter and have measure this noise up to 52 db and consistently over 40 db in the evening. This adds stress to a person. I know that Broadridge built a fence around the fan, but it only pushed the noise up and over the fencing. If homes are going to be built any closer to this building, many more people are going

to be dissatisfied with their home purchase. Lennar says that they are going to mitigate the noise, but beyond having Broadridge not running their fans at night, I don't see that there will be a way to stop the noise.

I have a concern about Lennar building another senior community on the southwest side of Carson Creek. Besides the noise from the Broadridge company, there is a desire to add other commercial buildings off Investment Boulevard. Again, we don't know what kind of business would take residence on this site. It could also increase traffic, noise and other issues for the Heritage community. There are also plans for the construction of a high school on the west side of this new community so it would be sandwiched between a high school, Broadridge and other commercial businesses. This also puts at risk the wetlands that will be surrounded by this construction area. We were under the impression that this would stay an open area for the wetlands. There are several threatened species of plants and animals in this region. There is a possible park going to be built near this community as well. I hope that they are not going to have to deal with 50' lights or competition facilities of any age. These type of facilities should be place in a community where families and a diversity of age are present.

If there is a desire to have a senior community, there needs to be some consideration to the needs of the people in the community. On many occasions, I have witnessed the negative interactions of Lennar with my neighbors and some have even decided to leave the community due to their interactions. I do not feel that Lennar deserves to build another senior community. They do not truly understand the needs and concerns of senior residents.

My final concern deals with the constructions of all these homes and businesses. We are in a drought and the amount of water that we need to support these structures and the people in them will always be a challenge. These parks are putting in grass that will utilize more of our water supply. Who is paying for this water usage? We all need to really look at how much construction is taking place and put limits on our water use. I know that in our community we are really restricted in the type and number of plants that we can have in our yards- are all other businesses and homes going to have these restrictions as well?

Please do not allow Lennar to build unless they take care of these environmental issues.

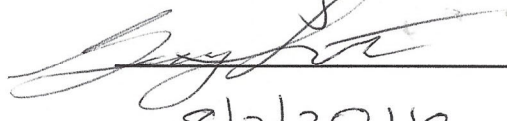
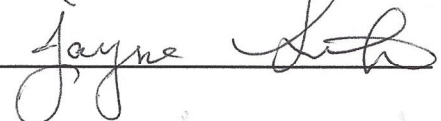
Thank you
Roberta Chisam

DATE:

SUBJECT:

The attached correspondence from Roberta Chism dated July 28, 2021 represents many of the concerns affecting Lennar Heritage residents and our senior community. We emphatically agree and support her concerns regarding these significant issues.

Owner Print Name Gary and Jayne Smith

Signature  

Date 8/2/2014