

#36

THE WHITNEY GROUP

LATE DISTRIBUTION

DATE

9/13/16

Box 9/13/16

TO: Jennifer Franich
FROM: C. Townley Larzelere
DATE: April 28, 2016
RE: Saratoga Estates EIR

Dear Ms. Franich:

My wife and I are longtime residents at 509 Santa Cruz Ct, El Dorado Hills which is in the original LaCresta subdivision area. Our home is located about three lots north of the northern boundary of the Saratoga Estates subdivision area undergoing environmental review that has recently been submitted for the 121 acre undeveloped site. I want to register my opposition to the plan that has been submitted by the developer and I'll state my reasons for the opposition later in this memorandum.

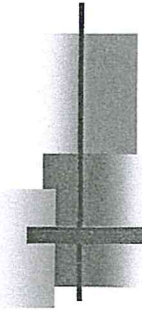
In full disclosure, I've been a residential marketing consultant to the construction industry for the past 33 years and my services have been employed in eight states involving over 1,400 projects including somewhere between 50 and 60 master planned communities. In the late 80s, I was employed by the developer of the LaCresta subdivision (average lot sizes: 10,000 to 15,000 SF) contiguous to the northern boundary of the Saratoga site and the Crescent Ridge subdivision (average lot size: 17,000 to 27,000 SF) contiguous to the eastern boundary of the Saratoga site. In addition, I was also employed in the early 90s by the developer of Castina and Prima which are the two areas located south of Highway 50 immediately south of the Saratoga Estates site and the lots in these two subdivisions were minimum 10,000 SF. This area at the south end of Ridgeview in El Dorado Hills where I live has rolling terrain because it's where the Sierra foothills start to rise in elevation off of the flat Sacramento Valley floor. Because of the hilly nature of this topography, the three builders that I worked for during the late 80s and early 90s elected to build their new homes on lots that were economically feasible to build and within zoning guidelines at that time.

You should focus on the reasons that no Sacramento based homebuilder has ever attempted to build new homes on this undeveloped 121 acre parcel over the past 25 years. This land was originally purchased by an investor group A who I believe was from Los Angeles. He processed and received tentative map approval for 207 lots in 1993 and I believe the lot sizes generally ranged between 12,000 and 15,000 SF. However, when he attempted to sell these lots after receiving tentative map approval, his asking price was exorbitantly high and made no economic sense at that time to Sacramento area homebuilders and it remained vacant undeveloped land until the Southern California investor sold the site to another investor group B sometime after or before 2000. The original tentative map had expired and the new investor group B was forced to

density with smaller lots on the three sides of the Saratoga Estates site.. The civil engineer responded that they intended to take the top of the hill off to redistribute the dirt to make a flatter building pad area. This is a solution that is often employed by developers in the Los Angeles region, but it should NOT be a solution to solve a bad real estate acquisition decision in the El Dorado Hills area. I oppose this solution because it's a much bigger problem than the smaller lots sizes in the revised Saratoga Estates plan area.

Many of my neighbors and I do not object to the development of this parcel and we've been expecting it for the last 20 years. We would request that Renasci Homes reduce the 317 lot density back down to either the 207 or 185 lot density that has been previously approved for this site which I believe would be acceptable to the surrounding communities. The hill previously mentioned can be worked around at either of these densities without taking the top off of it.

I'm fully aware that this request will probably make this project not economically feasible based upon the underlying land value in the letter of intent offered the seller by Renasci Homes. Although my opposition is technically oriented, my wife and I and many of our neighbors are committed to maintaining the values of our properties and the Saratoga Estates revised land plan with 66.2% of its lots less than 8,000 SF in a neighborhood where lots range from 10,000 to 27,000 SF and leveling a prominent hilltop could have devastatingly negative impacts on the adjacent homes including our own.



Client List

Home Builders

Ahmanson Development	Johnson Communities; Denver	Raymus Homes
Allied Development	Kaufman & Broad	Regis Homes
Beazer Homes California Inc.	Lafferty Homes	Renown Enterprises
Benchmark Housing Group	Lakemont Homes	Richmond American Homes
Borge Construction	Landmark Homes	Rivendale Homes
Bright Development	Larchmont Homes	S & W Development Company
Cameo Homes	Lewis Homes	Sares Regis Homes
Cassano Development	Live Oak Development Company	SCM Homes
Centex Homes	Lennar Communities	Siena Communities
Christopherson Homes	LJ Urban	Sierra Sage Homes
Corinthian Homes	Lowe Development	Signature Homes
Cambridge Homes	The Luckey Company	SKK Development
Crosswind Communities	Meritage Homes	Solano Homes
DiLoreto Construction; Nevada	Monterey Development	Standard Pacific Homes
Double Diamond Homes	Monte Vista Development Co	Syncon Homes
Drake Homes	Morrison Homes	Stanford Carr Dev.; Hawaii
D.R. Horton Homes	Myers Homes	St. James Property
DUC Housing Partners	Myers Ranch Investors	Taylor Woodrow Homes
Dunmore Homes	New Faze Development	The Presley Companies
Dunmore Communities	Northwest Land Company	Tim Lewis Communities
Fore Properties	Nova Development Group, LLC	UDC Homes
The Gerard Group	Nouveau Homes	US Home Corporation
Gary Mason, Inc.	Oakleaf Homes; Ohio	Wathen-Castanos, Inc.
Gold River Development Co	Pacific West Homes	Warmington Homes
Greystone Homes	PAMA Home Corporation	Watt Residential Partners
Hamilton Homes	Parkland Homes	Western Pacific Housing
Hearthstone Builders	Polygon Communities	West Haven Development Group
Heritage Homes	Private Island Homes	Westmont Development Co
JKB Homes	R.W. Hertel Company	WM Bogard Homes
John Laing Homes	RWR Companies	Xinyuan Real Estate Company LTD



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Large Land Development Projects

Project	Developer	Partners	Acres/Units
Arrow Creek Reno Region	Southwest Point Partners	Dingman Panattoni Development Westbrook Group	3,100 acres 1,090 units 2 golf courses
Bellevue Ranch Merced Region	Crosswind Communities	Hearthstone Advisors	750 acres 3,100 units
Black Diamond Seattle Region	Yarrow Bay Development	Yarrow Bay Development	1,600 acres 4,500 units
Bridle Ridge Oakdale	Pacific Union Homes	Pacific Union Homes	530 acres 1,550 units
Brookside San Joaquin Region	Grupe Development Company	Grupe Development Company Copley Real Estate Advisors	900 acres 2,400 units 1 golf course
Copper Canyon Reno Region	Copper Canyon, LLC	Copper Canyon, LLC	1,000 acres 2,000 units
Coyote Springs Las Vegas	Coyote Springs LLC	Coyote Springs Investment	42,000 acres 165,000 unit 25 million sf comm 15 golf courses
Del Lago Tulare Region	Del Lago Development	Del Lago Development Centex/Mangano	614 acres 1,638 units 1 golf course
Double Diamond Ranch Reno Region	Double Diamond Homes	Lowe Enterprises Double Diamond Homes	745 acres 3,000 units
Empire Ranch Folsom	Prodigy Development	Prodigy Development	2,000 acres 4,000 units 1 golf course
Fernley Hills Northern Nevada	Fernley Hills Development, LLC	Fernley Hills Development, LLC	695 acres 1,850 units 1 golf course
Fiddymont Ranch Sacramento Region	Signature Properties	Signature Properties	1,667 acres 5,000 units
Gainsborough Sacramento Region	Reynen & Bardis	Reynen & Bardis	380 acres 1,667 units
Giverny McLoud, Oklahoma	Golf Services Group	Golf Services Group	1,500 acres 1,150 units 2 golf courses



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Large Land Development Projects (cont'd)

Project	Developer	Partners	Acres/Units
Summitt Ridge Utah Region	Summit Ridge Development, LLC	Summit Ridge Development, LLC	1,850 acres 2,200 units 1 golf course
Sunset Rancheros Sacramento Region	Grupe Communities	Grupe Communities	1,309 acres 4,295 units
Sunset West Specific Plan Sacramento Region	City of Rocklin	City of Rocklin	909 acres 3,081 units
The Estates Spokane Region	SouthRidge Development Company	SouthRidge Development Company	527 acres 2,263 units
The Parkway Sacramento Region	Parker Development Company	Parker Development Company A. Teichert & Son	600 acres 2,300 units
Tracy Hills Specific Plan San Joaquin Region	Grupe Development Company	Grupe Development Company Copley Real Estate Advisors	5,978 acres 5,500 units 1 golf course
Traditions Carson City Region	Landmark Homes	Landmark Homes	2,200 acres 5,000 units
Valley View Sacramento Region	Mansour Development Company	Mansour Development Company Newhall Land & Farming	2,100 acres 4,100 units
Verdi Reno Region	Landmark Homes	Landmark Homes	2,500 acres 4,000 units
Village One Specific Plan Modesto Region	Various Entities	Various Entities	1,700 acres
Wingfield Springs Reno Region	David Loeb Enterprises	David Loeb Enterprises	1,341 acres 2,000 units 2 golf courses
Yankee Trace Dayton, Ohio <i>1994 Best Community of the Year--NAHB</i>	Great Traditions Land & Development Company	Great Traditions Land & Development Company	600 acres 600 units 1 golf course



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COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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TO: Clerk of the Board of Supervisors Agenda of: September 13, 2016

FROM: Jennifer Franich, Development Services

DATE: September 13, 2016

RE: **Z14-0007/PD14-0006/TM14-1520/DA15-0001/Saratoga Estates;**
CORRECTIONS TO THE STAFF REPORT/FINDINGS

Additions to text are shown in underline format and deletions are shown in ~~strikeout~~ format.

Recommendation 4 (Page 3)

Approve the Development Plan. Residences will be served by gated private roads. The development will provide two public parks, open space, and landscape areas totaling 42.11 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trail; and a public Class 2 bike lane along ~~Wilson Boulevard through the project site to~~ Saratoga Way (Exhibits E) (Development Plan PD14-0006), based on the Findings and subject to the Conditions of Approval as presented;

Finding 2.23 (Page 18)

2.23 The project is consistent with General Plan Policy TC-4g.

The County shall support development of facilities that help link bicycling with other modes of transportation.

Rationale: The project will be conditioned to construct on-site bicycle facilities to ensure connectivity within the project and adjacent developments, and the on-site bicycle facilities ~~would connect the project with the future adjacent Class II Bike Lanes along Wilson Boulevard.~~ These onsite pedestrian and bicycle facilities would connect the project with the future adjacent Class II bike lanes along Saratoga Way. Through this connection to the proposed bike lane network, the project would provide continuity with adjacent projects, schools, parks, and other public facilities. The project does not include any further plans for transit facilities, however, park-and-ride facilities and connections to local transit services are located less than one mile from the site.