6/8/2021

Edcgov.us Mail - Fwd: Amendment to the Carson Creek Specific Plan

PC 6-10-21

Item #3 Julie Savlor <julie.saylor@edcgov.us>

Fwd: Amendment to the Carson Creek Specific Plan

1 message

Planning Department <planning@edcgov.us> To: Julie Saylor <julie.saylor@edcgov.us> Mon, Jun 7, 2021 at 4:09 PM

----- Forwarded message ------From: Steve Ferry <steve@steveferry.com> Date: Mon, Jun 7, 2021 at 4:04 PM Subject: Amendment to the Carson Creek Specific Plan To: Jon Vegna <jvegna@edcgov.us>, Cheryl Bly-Chester <cheryl.bly-chester@edcgov.us> Cc: <planning@edcgov.us>

I would like to address the Amendment to the Carson Creek Specific Plan.

There are several issues that need to be considered when analyzing this planning change for a proposed SENIOR COMMUNITY. We refer to being a "Dark Skies" Community with no Dark Sky references in the General Plan. We need lighting for an evening stroll or a quick dog walk.

1. There are very if any street lights in the Heritage Community and when walking at night it is impossible to see rattlesnakes in the street.

2. Item 1) D reduces the size of the lots in this phase to 4,500 square feet from 5,000 square feet in the Carson Creek Specific Plan. I oppose this change.

3. Item 1) H please specify that the new clubhouse will have Solar Panels to cover 100% of the electrical usage of the building. Lennar, a supposed Eco friendly company failed to put solar on the two Community buildings, known as the Retreat and the Resort, in the Heritage Community.

4. Item 1) I please consider the requirement of building a beltway around the south end of El Dorado Hills that would include connection to Marble Valley at a later date. The assessment has to start sometime or there will be no getting out of south EDH in ten years. Please note the new Empire Ranch overpass and connector to White Rock Road that is in planning stages.

Item 2) the lots are toooo small and should be put back to the size approved in the Carson Creek Specific Plan. The lots may produce a better community if you allow zero lot lines which would increase the setbacks of the homes from the street.

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Steve Ferry 6987 Pismo Drive El Dorado Hills, CA 95762 steve@steveferry.com 916-468-3300 6/8/2021

Edcgov.us Mail - Fwd: Amendment to the Carson Creek Specific Plan -- One more thing TC 6-10-21



1 tem #3 2 pages Julie Saylor <julie.saylor@edcgov.us>

Fwd: Amendment to the Carson Creek Specific Plan -- One more thing 1 message

Planning Department <planning@edcgov.us> To: Julie Saylor <julie.saylor@edcgov.us> Tue, Jun 8, 2021 at 7:27 AM

-----Forwarded message ------From: Steve Ferry <steve@steveferry.com> Date: Mon, Jun 7, 2021 at 4:23 PM Subject: Re: Amendment to the Carson Creek Specific Plan -- One more thing To: Jon Vegna <jvegna@edcgov.us>, Cheryl Bly-Chester <cheryl.bly-chester@edcgov.us> Cc: <planning@edcgov.us>

I know this may not affect the Planning approval/rejection however you should know the following. Lennar uses a hot water system called Rinnai which uses about 5 gallons of water per day just to get hot water to the tap. There are 1060 homes in Heritage, you can do the math. Rinnai makes a water circulating system that they claim reduces the amount of water considerably to get hot water to the tap. This system must be installed as the house in under construction. If Lennar is really Eco Friendly then this should not be a big deal to them.

Thank you for your consideration...

Steve Ferry 6987 Pismo Drive, El Dorado Hills, CA 95762 steve@steveferry.com 916-468-3300

On Jun 7, 2021, at 4:04 PM, Steve Ferry <steve@steveferry.com> wrote:

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Steve Ferry 6987 Pismo Drive El Dorado Hills, CA 95762 steve@steveferry.com 916-468-3300

6/8/2021

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