



EL DORADO COUNTY PLANNING DIVISION

FILE # DA20-0001

2020 JUN 25 AM 10:52

DEVELOPMENT AGREEMENT

RECEIVED PLANNING DEPARTMENT

ASSESSOR'S PARCEL NO.(s) 117-570-17, 117-680-04 & -07

PROJECT NAME/REQUEST: (Describe proposed use) Heritage Carson Creek - Carson Creek Village II TM & Specific Plan Amendment

APPLICANT/AGENT Lennar Homes of California, c/o Sean MacDiarmid

Mailing Address 1025 Creekside Ridge Drive, Suite 240, Roseville CA 95678

Phone (916) 746-8520 FAX ()

PROPERTY OWNER Lennar Homes of California

Mailing Address 1025 Creekside Ridge Drive, Suite 240, Roseville, CA 95678

Phone (916) 746-8520 FAX ()

ENGINEER/ARCHITECT

Mailing Address

Phone () FAX ()

LOCATION: The property is located on the South side of Investment Blvd.

750 feet/miles West of the intersection with Robert J Mathews Parkway

in the El Dorado Hills area. PROPERTY SIZE 132.4 acres

DEED RESTRICTION CERTIFICATE: (I/We) certify that there (are/are not) deed restrictions on the subject site. The undersigned hereby authorizes the filing of this application and authorizes on-site review by County personnel.

X [Signature] Date 6/24/20

FOR OFFICE USE ONLY

Date Fee \$ Receipt # Rec'd by Census

Zoning GPD Supervisor District Sec Twn Rng

ACTION BY PLANNING COMMISSION

Hearing Date

Approved Denied findings and/or conditions attached

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Approved Denied findings and/or conditions attached

APPEAL: Approved Denied

(Application Revised 4/3/13)

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DEVELOPMENT AGREEMENT
INFORMATION REQUIRED

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INTRODUCTION

A development agreement is a mutually agreed upon contract between the County and the applicant, outlining the provisions of development of specific property, the obligations of the developer, those of the County, and the time frames in which certain actions may occur. The terms of the agreement are negotiated between the applicant and the County, and it is approved by the Board of Supervisors after a review and recommendation by the Planning Commission.

Changes to the terms of the draft agreement should be expected during the negotiation process between County staff and the applicant's representative.

SUBMITTAL OF INFORMATION REQUIRED

1. Draft development agreement terms or deal points requested;
2. Location map of subject property;
3. Assessor's Parcel Numbers of each parcel that is the subject of the Agreement;
4. The names and mailing addresses as listed on the latest assessment roll of the owners of the subject property;
5. The legal description of the subject property;
6. Description of project, including size of property, number of dwelling units, area of commercial development, and other pertinent information regarding the scope and scale of development;
7. The time period in which the Development Agreement is proposed. Time periods may range from one (1) year to twenty (20) years;
8. In addition to the above information, the Director may require a qualified applicant to submit any additional information and supporting data considered necessary to process the application.

FEES: The applicant shall pay a filing fee at time of application submittal, based on the latest fee Resolution of the Board of Supervisors.

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Development Agreement – Developer Deal Points

- Term of twenty (20) years (“Term”)
- Entitlements include amended specific plan, tentative map, public facilities financing plan, and fiscal impact analysis (“Entitlements”)
- Vested right to develop in accordance with Entitlements and rules, regulations, ordinances, specifications, standards and officially adopted policies as of the effective date during Term
- Minor amendments to Entitlements to be permitted without public hearing as may be approved by the Planning Director
- County to cooperate in formation of financing mechanisms, including but not limited to CFDs

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Sean MacDiarmid

From: Gina Hamilton <gina.hamilton@edcgov.us>
Sent: Wednesday, June 24, 2020 2:12 PM
To: Sean MacDiarmid
Cc: Mel Pabalinas (rommel.pabalinas@edcgov.us); Chrysa@aktdev.com
Subject: Re: Carson Creek - Development Agreement Application

** External email from: gina.hamilton@edcgov.us. If suspicious, forward to: NotifySecurity@lennar.com **

Hi, Sean:

Go ahead and send it to me. My contact information is below.

Thank you,

Gina Hamilton
Senior Planner

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg C
Placerville, CA 95667
Main Line (530) 621-5355
Direct Line (530) 621-5980
Fax (530) 642-0508
gina.hamilton@edcgov.us

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On Wed, Jun 24, 2020 at 8:53 AM Sean MacDiarmid <Sean.MacDiarmid@lennar.com> wrote:

Mel and Gina,

I have the Carson Creek development agreement application ready to submit. Can I send it to you via overnight delivery?

Please provide the contact and address that the application should be sent to.

Thanks.

Sean