

RE: Broadmeadow Estates

Dear Mr. Dubois,

I observed via Zoom the Planning Commission meeting of 6/10 and as The Developer of Golden Hills Estates, Units 1,2,3, & 4, I wish to put the record straight on the actual facts.

1. Trafalgar Inc. was never bankrupt.
2. Trafalgar Inc obtained Tentative Map for 79 lot single family lots in three phases, units 1, 2, 3. Subsequently, Unit 4, which is BroadMeadows Tentative Map, was obtained later. The Tentative Map for units 3 and 4 expired.
3. Unit 1 – 5 single family lots on Ridgecrest – was sold. Unit 2, comprising 31 single family lots was constructed with all the street improvements installed as per the Approved Drawings and the Conditions of Approval, this work was accepted by the City Engineer, Mr. Webber, as completed to his satisfaction. Work commenced on the building of 14 homes, during this period 2006-2007, the property market tanked and Wells Fargo Bank, the construction lender, called the loan to be repaid. As we were more or less half way through the project, this was not financially possible and the bank foreclosed, even though I offered to pay net proceeds of any sale of the homes & lots. Wells Fargo refused and then proceeded to employ a different contractor to do exactly what I suggested. Wells Fargo are now the property owner of Unit 2, and subsequently the developer. Any conditions of approval that had been not completed is now their responsibility, not mine, namely the creation of a CFD.
4. All fees have been paid to the City. The \$8,000+ park fee is paid at building permit stage, and this came into effect after the building permits had been obtained for the 14 homes. I repeat, no fees are owed to the City, or any other government agency.
5. Regarding unit 3 [now Panner Creek Estates] the grading permit was obtained for the rough grading of the road, which obviously required the removal of numerous trees. Again, this was done with the approval of the City Engineer. Unit 3 Tentative Map included a park/open space in lieu of park fees for the whole project, plus the road crossing of the creek. This Map expired and a new application, now named Panner Creek Estates, was reapplied. All though the drawings & reports were completed for Panner Creek, and fees paid to the City, the previous City Manager, Ms. Gedney, would not allow the application to proceed until Broadmeadows was approved first.

6. I wish to clarify public comments regarding traffic and fire hazard. When Golden Hills Estates, units 1, 2, 3, & 4, was approved, the 49 bypass had not been built, therefore the impact on Main St. is now substantially less today. Regarding vegetation, we recently met with the Fire Marshall Dominic Moreno, and the permitter of the 35 acres, which is Panner Creek Estates, was cleared to his satisfaction.
7. All reports Will Serve letters have been obtained and completed in accordance with CEQA and to the satisfaction of the City Staff, otherwise Staff would not have recommended approval of the 10 lot Broadmeadows subdivision.

I hope this clarifies the situation so that Broadmeadows can be approved and the City will allow the 38 lot Panner Creek Estates Tentative Map to move forward all in accordance with State Law and the City General Plan & zoning requirements.

Thank you,

Stan Gamble.