

From: [Chris Didier](#)
To: [Shallow, Kinarik](#)
Cc: [Chris Didier](#)
Subject: Campus Oaks Apts 3 LLC project
Date: Thursday, September 12, 2024 2:09:00 AM

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Hello Kinarik Shallow,

My name is Chris Didier and I reside at a single family home in the Campus Oaks community at the following address:

Chris Didier
648 Ashbrook Ct
Roseville, CA 95747

I was informed by 2 neighbors earlier today about a notice they just received about a conditional use permit (PL 19-0317) extension notice.

I am currently out of the country on a work trip from Sep 10-14, 2024. As a single resident, I won't receive my personal notice until after I return from my work trip.

It is my understanding that there are plans in place to construct a 3 story apartment complex next to my home.

It is important to announce that I went into contract on my home in Sept 2021 with Lennar builders and was informed there was a mark up on my lot because the wetland area to the side of my home that was protected from other commercial or private construction.

I formally request a public hearing related to this project in order to learn and discuss the impact this project will be on my residence.

Since I am out of country for work until Sat, Sep 14th, can you use this email as my formal request to notify the Project Planner that I am requesting a public hearing?

My best contact info is below for your reference.

Thank you in advance for your help.

Respectfully,
-Chris

Chris Didier
Mobile: (916) 500-1870
Didier.cj@gmail.com

From: [Marybeth Molen](#)
To: [Shallow, Kinarik](#)
Subject: Campus Oaks apartment
Date: Wednesday, September 11, 2024 1:08:35 PM
Attachments: [Screenshot_20240911_110632 Gmail.jpg](#)

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Hi !

I would like to oppose the planned project for Campus Oaks Apartment.

We were not made aware by Lennar builder that this is a commercial space and has been approved for an apartment.

This is such a small parcel of land for an 81 unit apartment crammed with 172 parking space . The amount of congestion , traffic and safety of the kids and pedestrian near that street is alarming.

The protected land and small number of houses in Campus Oaks and Corvara as well as proximity to the school was the selling point , and now it's diminished .

A petition from the neighborhood will be sent your way in the next two days.

Respectfully

Marybeth and Matthew Molen

From: [Jocelyn Mudanza](#)
To: [Shallow, Kinarik](#)
Subject: Campus Oaks Apartments
Date: Wednesday, September 11, 2024 6:19:31 PM

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To whom it may concern,

Upon receiving a letter in the mail, the “notice of intent to approve an extension to a conditional use permit, design review permit, and tree permit” it has left us concerned how this project will affect the wellbeing of our community. I would like to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

Firstly, one of the questions we asked Lennar before buying our home, was if there were plans for any developments in that green area. The answer was no. That that entire area was an open green space.

Secondly, that area is already congested every weekday not just by cars, but all of our precious children that attend Blue Oaks Elementary and walk to school. A project as such, that intends to add 80 potential families, will not just put a strain on our already burdened infrastructure but lead to increased traffic congestion, noise pollution, and strain on our children and families walking to school.

Additionally, the construction of this project would not only destroy the existing greenery and open space. It will also result in significant environmental damage, destroying natural habitats and putting wildlife at risk, such as the jackrabbits that roam freely, red-shouldered hawks, American peregrine falcon, which are native to our area among other wildlife.

Finally, I strongly urge you to reconsider this proposed housing development. I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter. A petition from the neighborhood with opposition to this matter, will be sent to the appropriate party.

Respectfully,

Jocelyn & Sam Mudanza

225 Blade Ct
Jvela2008@gmail.com
(916) 890-7119

From: [Cindy Lawson](#)
To: [Shallow, Kinarik](#)
Subject: Campus Oaks Apartments 3 LLC
Date: Wednesday, September 11, 2024 6:34:09 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I received a letter in the mail stating that there is going to be an apartment complex built right in my front yard. I currently have an unobstructed view of the wetlands and was told that the lot premium I was paying was as high as it was due to the unobstructed view. I was also clearly told that the land was protected and nothing would be built there from my rep at Lennar. I'm beyond frustrated and would have NEVER bought this lot if I knew my direct view would be apartments.

Can you please advise me on what I can do to prevent this from happening? And if it's already a done deal, who can I talk to about getting my premium lot amount refunded to me. Not only that but this is going to impact the value of my property. I paid the highest price due to the location in our community and already put an additional \$500,000 into my front and backyard.

My address is 632 Ashbrook Ct, Roseville, CA 95747

Thanks,

Cindy Lawson
Vice President of School Partnerships
(c) 408-828-5466
[Right At School](#)



a place to BE A KID!

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