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Edcgov.us Mail - Rebuttal to Koki Lane Assisted Living Project

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Planning Department <planning@edcgov.us>

Rebuttal to Koki Lane Assisted Living Project

Janice Lockwood <JLockwood@selectpropmgt.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Tue, May 14, 2019 at 2:24 PM

Please refer to the attached. Thank you.

Janice A. Lockwood

530-748-8898

 SGSCPRT01_SPMICP-3_25_0251_001.pdf
72K

Proposed Assisted Living & Senior Housing Complex Near Dorado Woods Development

To: County Of El Dorado – Planning & Building Department

I live in the Dorado Woods development at 5544 Crossbill Lane in the city of El Dorado. I have owned my home there since 1997 and have spent a lot of time, energy and money to make improvements to the house and the landscaping. One of the major reasons I purchased the home was because it is located in a quiet, self-contained and well-kept community.

This letter is written to express my opinions and concerns about the proposed Assisted Living and Senior Housing Complex off of Koki Lane. Among my concerns are:

- Dorado Woods Entrance and Egress – The entrance to the proposed facility is expected to be off of Koki Lane. This will result in a significant access problem. Since the high school is located at the end of Koki Lane, traffic is already very heavy on that road both before and after school hours. However during after-hours high school events, such as sporting events and dances, the road is even more congested. Additional traffic on Koki Lane would be a tremendous inconvenience for the residents of Dorado Woods and even more importantly it will result in issues related to emergency vehicle access (such as ambulance, police and fire department access); not only for the residents of Dorado Woods – but also for the assisted living residents as well.
- Additional Noise and Disturbance – Since an assisted living community is being planned a higher volume of noise from traffic and emergency vehicles can be logically expected. Emergencies can happen often at assisted living location; which will result in such things as sirens, lights and noise; all interrupting the quiet enjoyment of our community.
- Reduced Privacy – The proposed two story buildings will enable the people living there to view the back yard of the homes located on Crossbill Lane. This is an invasion of our privacy.
- Reduced Property Values – The location of such a large and multi-story facility just outside the Dorado Woods Community will negatively impact our property values.

The developers of this assisted living project could, should and must identify a more suitable location. The developers need to find a location that will not infringe upon access into Dorado Woods (for residential traffic and emergency vehicles), the quiet enjoyment of our community or the privacy of our residents. Property values aside this is not the right location for an assisted living facility of this size and design. At a core level this project puts the residents of Dorado Woods at risk on multiple levels but also could literally make the difference between life and death for the people living in the assisted living development as well as our residents of Dorado Woods. What were the developers thinking? **PLEASE DO NOT ALLOW THIS TO HAPPEN!!**

Janice Lockwood

(530) 748-8898