



Fwd: El Dorado Senior Village, (DR20-0001)

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Mon, Aug 24, 2020 at 7:29 AM

----- Forwarded message -----

From: **John Edwards** <doradowoods@gmail.com>
Date: Sun, Aug 23, 2020 at 7:42 PM
Subject: El Dorado Senior Village, (DR20-0001)
To: <tom.purcell@edcgov.us>, <planning@edcgov.us>

Commissioners,

This is a letter asking the El Dorado Planning Commission to reject the El Dorado Senior Village project (Design Review DR20-0001) requesting a Streamlined Ministerial Design Review Permit in accordance with the provisions of California Senate Bill SB 35. In the original traffic study the previous project triggered a significant impact requiring mitigation for each of the areas to enable the intersection to operate at acceptable levels. The revised report however, despite the daily trips increasing by 96 trips per day, claims the impact has decreased to below the county's 10 peak hour threshold. These numbers simply do not add up.

The modified study further states the Senior Adult Housing - Attached units have increased from 64 to 149.

While the assisted memory care living units have been eliminated from the original project, it stands to reason that those residents would not have been included in previous commuting data. With the substantial addition of senior apartments added to the modified project this will definitely increase those numbers.

Furthermore, in a senior apartment complex where the age parameters are 55, the California Unruh Civil Rights Act (which sets forth the rules for senior housing in California) allows for residents under 55 years of age to reside in the apartments if a qualifying senior (someone 55 or older) is a tenant. This possibility for younger drivers would add to the estimate of potential drivers residing at the complex. Clearly, the numbers from the modified traffic study need to be further scrutinized perhaps warranting an independent study.

The modified study does not provide data supporting the conclusions for other Transportation Impact Study Guidelines regarding contributions to the existing unacceptable LOS-F conditions. Only the addition of 10 or more trip numbers for the a.m. and p.m. peak-hour data are available for review and confirmation.

Due to the incomplete data required to verify compliance with the El Dorado County General Plan Policy regarding existing LOS "F" conditions we request that the El Dorado County Planning Commission deny the request for a Streamlined Ministerial Design Review Permit.

Thank you for your consideration,

John Edwards
President Dorado Woods HOA

PC 8-27-20
Item #3
3 pages

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To Planning Commissioners from Carol Edwards
Company EL DORADO CO. GOV. Phone number _____
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Date 8/24/20 Total pages _____
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Carol Edwards <gmaluvs2run@gmail.com>

El Dorado Senior Village DR20-0001

Carol Edwards <gmaluvs2run@gmail.com>

Sun, Aug 23, 9:27 PM

To: planning@edc.gov.us <planning@edc.gov.us>

I really hope that you will take a moment to read this e-mail. My husband and I have lived in Dorado Woods for almost 18 years. We live in a home on Crossbill with the woods behind us where they are proposing to build this large "Senior Village" project.

When we bought our home we knew the landowners for the property behind us had plans to build more single family homes. Through the years we've spent a lot of time and money into making our backyard a peaceful retreat for us because my husband and I both work high stress jobs (I worked 24 in law enforcement). My husband and our youngest son built a koi pond with a waterfall for me, we put in a spa, a large BBQ island, bird feeders and landscaping we did ourselves. We would still be able to enjoy our peaceful backyard if they were building the original plan of single family homes or even something other than the huge projects these new developers keep trying to shove into the small area behind us. We don't object to development of the land just to the size of the projects and the amount of traffic.

These new developers, who live in the Bay Area, originally presented their plans to build a huge project with a memory care facility, 3 story parking garage, numerous apartment buildings, duplexes and restaurants, etc. The impact of the traffic from this project was unimaginable. You already only have to live in this area and try to commute when Union Mine High School is in session and students are on their way to or from school to see both Koki Lane and Highway 49 backed up in both directions.

Now this new "Senior Village" proposal will not only have more of a traffic impact because of more people who are able to drive, instead of residents of a memory care facility, but will also have 2 story apartment buildings directly behind us with designated parking that will be lit up all night right behind our homes. From this new design layout I saw we will have trash dumpsters for these apartments directly behind OUR home and a home at the other end of Crossbill. These dumpsters will not only smell all the time but they will attract rats, stray cats and people known for "dumpster diving"....I know this last fact from my career. Our backyard will no longer be a safe haven for us and our family (including our grandchildren who love to play in our backyard).

Last year I attended a meeting between Developer Jim Davies and some of our home owners. During that meeting we were told by Jim Davies that if they were not allowed to build the memory care facility they had presented then they would be forced to build low-income apartments on the property. So essentially he has followed through on his "threat" by slipping it through under SB35.

I am just hoping you realize these developers are only building this monstrosity on this small property to sell it and make as much money as possible and go back home to the Bay

Area. While those of us who live here and have spent years working in our county will be left to live beside this along with having to deal with even more traffic that will surely come from this project.

Thank you for your time,

Carol Edwards
5532 Crossbill Ln
El Dorado, Ca 95623