

8/25/2020

Edcgov.us Mail - Fwd: Design Review DR20-0001 El Dorado Senior Village as submitted by Jim Davies



PC 8-27-20
Item #3
Julie Saylor <julie.saylor@edcgov.us>

2 pages

Fwd: Design Review DR20-0001 El Dorado Senior Village as submitted by Jim Davies

1 message

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

Tue, Aug 25, 2020 at 7:33 AM

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

From: **LOUISE LOCKEN** <llocken3491@comcast.net>

Date: Mon, Aug 24, 2020 at 7:12 PM

Subject: Design Review DR20-0001 El Dorado Senior Village as submitted by Jim Davies

To: planning@edcgov.us <planning@edcgov.us>

Cc: bosthree@edcgov.us <bosthree@edcgov.us>

Planning Dept. I have attached a letter regarding the above mentioned plan for the planning dept meeting as I am unable to attend.

Thank you for your consideration.

Louise Locken

 **Planning Dept..doc**
11K

This letter is in response to the public hearing by the El Dorado Planning Commission on August 27, 2020.

I live on Crossbill Lane which is off Koki Lane which according to the last meeting I attended was to be the inlet and outlet of the project. I realize that the owner of the property would like to develop it and they should be able to.

My only complaint would be the size of the complex. Do they really need commercial buildings? I believe the club house would be accommodating. The traffic will increase substantially. The traffic at the intersection of Pleasant Valley Road and Koki Lane in "normal" times is overwhelming during the school year. I wonder if there is a chance the entrance could be off of Pleasant Valley Road?

I implore you to think about this and investigate alternative entrances.

Thank you,

Louise Locken
5593 Crossbill Lane
El Dorado, CA 95623

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August 24, 2020

El Dorado County Planning Commission
2850 Fairlane Ct.
Placerville, Ca 95667

2020 AUG 25 PM 12:19
RECEIVED
PLANNING DEPARTMENT

RE: Design Review DR20-0001/El Dorado Senior Village

I am among the 41 or so homeowners and residents of Dorado Woods, a single family development to the south of the parcels that are planned for (DR20-0001) El Dorado Senior Village, Jim Davies, owner. I strongly and most emphatically protest this development of 149 multi-family apartment units, two commercial buildings, a community clubhouse and leasing office all squeezed into a tight 8.2 acres that would abut the fence line of the homes lining the north side of Crossbill Lane. The prior plan had a swimming pool, but I haven't yet seen anything about the pool in this new plan. I understand the buildings would include *eleven* two-story buildings and one *three-story* building –all squeezed onto these adjoining parcels.

This immediate area is not an urban or commercial area that could accommodate this kind of dense building development, rather it's a purely residential area with established neighborhoods surrounding the parcels where the proposed development would be imposed. A significant concern to me is that Koki Lane is only one way in and one way out. I envision congestion of foot and auto traffic day-to-day, and I cringe at the thought of a potential disaster (wildfire?) evacuation with the density of the proposed tenants of the Senior Village. We already have the populace of Union Mine High School, which is normally active days and evenings, Dorado Woods Development (which is also limited as to ingress and egress within our development, especially in the court area) and now the tenants and staff of the Senior Village. An emergency evacuation of all these constituents at one time would be the nightmare scenario.

When Mr. Davies sought approval of his prior proposal, I had written about the issues around noise and exhaust pollution that would impact the community. And, it's still a concern for me. Another significant concern to me is the likely reduction to our home prices, which will go down – especially for those who live in the homes along that northern border of our little, single-family development. If it's set up in the same way as his previous proposal, those homes have nearly zero lot lines with full views of the bleak, multi-story walls from every back window (11 two-story buildings!? – REALLY!?. Many of us here are retired and this was supposed to be our dream home in a rural, yet not "boonies" type of environment. If I had wanted to live in a densely populated area, I would've moved to downtown Sacramento – or Oakland! The building of the senior village will negatively impact those who live to the north, south and west of the site. Mr. Davies and his buddies will take the profits from the sale of the developed (or pre-developed) property and leave the single family home owners surrounding his project to deal with lost equity, noise and the fallout of poor planning.

I have a couple of suggestions for Mr. Davies:

- 1) Build single level homes on the property.

- 2) Build fewer units allowing for more space, and space behind that northern fence of homes on Crossbill Lane.
- 3) Create a space, a setback away from our residences (boundary with Dorado Woods) as to minimize the visual blight created by the multi-story buildings looming over our backyards. Stop the blight!

Really, the size and scope of this development is way too large by about 75 or so apartments for the peninsula-shaped lot that's surrounded by established residential, single family homes. It's not the right "fit" for the area, This is not the right place for this large development. Even though Mr. Davies won't be a neighbor, he can be a good neighbor now, he can make the necessary changes, the *right* changes, to demonstrate his good will toward those folks that were here first.

Truly,


Dyanna Sweeney
5573 Crossbill Ln.
El Dorado, CA 95623

8/25/2020

Edcgov.us Mail - Fwd: DR20-0001/EI Dorado Senior Village



Julie Saylor <julie.saylor@edcgov.us>

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Fwd: DR20-0001/EI Dorado Senior Village

1 message

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

Tue, Aug 25, 2020 at 1:10 PM

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

From: **Monique Plubell** <monique_plubell@hotmail.com>
Date: Tue, Aug 25, 2020 at 1:10 PM
Subject: DR20-0001/EI Dorado Senior Village
To: planning@edcgov.us <planning@edcgov.us>

To Whom It May Concern,

Please see attached letter regarding our concerns regarding DR20-0001/EI Dorado Senior Village. If I could please receive a response that this email was received, I would appreciate it.

Thank you,
~Monique Plubell

Sent from Outlook

 **DR20-0001 EI Dorado Senior Village.pdf**
300K

August 25, 2020

County of El Dorado
Planning and Building Department
2580 Fairlane Ct.
Placerville, CA 95667
RE: Design Review DR20-0001
El Dorado Senior Village Project

To Whom It May Concern,

We are writing this letter asking the El Dorado County 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. We would also like to again address our concerns regarding the proposed development. Although we recognize the need for affordable senior housing in El Dorado County, we are strongly opposed to the plan and development of the El Dorado Senior Village Project in the location proposed due to the magnitude of the project.

Last year on May 23rd, when this project was brought forth to the Planning Commission, many residents of the surrounding neighborhood were in attendance and in opposition to this project. Many were able to speak up and address their concerns to the Commission and due to the amount of feedback the Commission received, a continuance was requested and discussion on the project was set to resume on July 25th. On July 15th, Mr. Davies met with the residents of the Dorado Woods subdivision as well as a few residents on Page Ln. to discuss his project. This was the first time that the residents to my knowledge had been invited to speak to Mr. Davies regarding the project. Residents were able to speak freely as to their concerns about the project however it did not seem as if too much common ground was actually reached by the end of the meeting. Mr. Davies did advise that if this project didn't go through he may be forced to build low income housing on the property. In any case, the "new" proposal with a slight reduction in the scope of the project was brought to the July 25th Planning Commission meeting. At this meeting, residents were again able to speak and provide feedback to the new proposal in which many were not in favor of and at the end of the meeting the decision was to continue off calendar. One thing that was very clear from this meeting was the fact that Mr. Davies had been advised to clear the land of the brush as it has posed as a major fire hazard for years and nothing had been done. Several residents made note that they have had to clear the areas behind their homes for years in fear of the fire danger. Mr. Davies had excuse after excuse as to why he hadn't had the land cleared and was all but demanded of him to have it cleared as soon as possible. It wasn't until several months after that meeting, that the brush was actually cleared. And it wasn't until just before this current proposal went back to the Commission that the property has been cleared again, but only about 10 ft. from the fence line of the homes bordering the proposed project site. How convenient that it has only been cleared in anticipation of the upcoming meeting on August 27th. If Mr. Davies was at all concerned about the fire danger, the property would be maintained on a consistent basis not just before a meeting to make it "look good" or look like he's maintaining it which the neighbors can attest that he has not. The point being made here is that Mr. Davies is not concerned about the surrounding neighborhoods with regards to the fire hazard so what makes us feel as if he has any regard to the concerns of the neighbors regarding his proposed development.

In our opinion, Mr. Davies along with his group of investors are more concerned about the development of their 8.2 acres and selling it for maximum profit than they are of the hard working residents who will have to deal with the long term consequences. Mr. Davies acts as if he cares about the opinions of the neighbors and wants this development to be in the best interest of everyone, but he has not once attempted to share any updated information with the neighbors like he did back on July 15th. He said he

wanted our input and well, we have yet to hear from him which speaks volumes. We were not even informed that Mr. Davies had withdrawn his proposal of CUP18-0009 in early October 2019 and that he was revising his proposal. Did he ask for any feedback from the residents this time, NO. Why the lack of communication as promised especially if he was revamping his entire proposal? For us, this is all about money and not creating affordable housing otherwise he would have taken more of our concerns into consideration when revising his plan. Yes, he scaled it back, but not to the extent that it needs to be. This is just not the right location for the magnitude of this project. Why not look at single family homes similar to those of the Dorado Wood subdivision. It seems that something like that would be more beneficial to the community. Furthermore, it seems like Mr. Davies is trying to by-pass local authorities and community input by attempting to use California Senate Bill SB 35 to get his proposal approved. We thought Mr. Davies had a vested interest in the community but it appears that is not the case otherwise he would have welcomed additional public feedback. He makes it seem as if he wants to build something that would benefit everyone. This is NOT the case, at least not to us or some of the neighbors with whom share our same viewpoint.

We still have many additional concerns about what a project of such magnitude will mean for our neighborhood. We have been residents of the subdivision off Koki Ln. since June of 2004 and feel that our quality of life along with the many other residents in the surrounding area will be indefinitely changed should this development be approved. The home that we currently live in is our first home together. It was a major purchase for us and now 16 years later we finally have some equity in it. We fear that a development such as the one proposed would negatively impact the property value of not only our home, but those of our neighbors, many of whom are young working families such as ourselves who have worked hard and have purchased homes in our specific neighborhood for the small piece of the quiet country life that is affordable. Many of us can't afford to relocate nor do we want to especially if our property values are decreased. We have limited options in the County and we bought in this specific area for a reason. Please don't take away what we have all worked so hard for. We moved into this community for the peace and quiet understanding that there would be some minimal noise associated with Union Mine High School of which we have accepted the fact that there are at times loud football games and other events, traffic on Koki Ln, and graduation once a year where it's often times impossible to get home as you have people parking up and down Koki Ln. and Pleasant Valley road. All of this noise created from the High School is temporary and not 24/7 as the proposed El Dorado Senior Village will be. We want to be able to enjoy sitting outside or opening our windows to the peace and quiet and we fear that that will all be a thing of the past. The noise that a 24/7 community will bring to our area is a hard thing to process. The studies show that the noise level will be minimal but honestly how can that be determined until the project is finished and up and running. We do not want the added noise that a community such as the one proposed will inevitably bring. In fact, it was stated in the report that construction can commence from 7:00 am-7:00 pm Monday through Friday and 8:00 am-8:00 pm on weekends. For how many years are we supposed to suffer through this? And what about the excess noise that HVAC units or generators will create once the facility is build and up and running. I can't imagine that generators are not a factor in this build seeing as though it's almost a guarantee we'll have a PSPS by PG&E at some point each year. This goes back to quality of life and that fact that we bought this home based off of location and the fact that the noise is minimal. You can't tell us that noise is not going to be a factor with a project of this magnitude. It will not only affect the Dorado Wood neighborhood but also those homes on the other surrounding sides of the project.

In addition to the noise, we are very concerned about privacy and lighting and the fact that 2 story buildings will be going in essentially next door. We don't want people looking in on our property or our neighbors and we don't see how this would be avoided with a 2 story facility. And besides that we don't want to look out our front windows to see a 2 story building with lights shining bright at night. Right now, we have a nice view of the oak trees during the daylight hours and at night it's peacefully dark.

Another major issue with the proposed development of the El Dorado Senior Village is traffic and right now it's too much for our small subdivision to handle. Traffic is already an issue with Koki Ln. being the main access point to Union Mine High School. Not only does Koki Ln. get backed up but both directions of Highway 49 are backed up sometimes even to the gas station at the corner of Patterson Dr. On a typical morning (when school is in session not closed due to Covid-19) when we leave for work, we sit at

the intersection of Crossbill Ln. and Koki Ln. sometimes up to 10 minutes before someone will stop to let us out. As we are turning left onto Koki to make our way to Pleasant Valley Rd. often times we can't even see a car coming from the school as there is too much traffic backed up. Every morning during the school year it is a challenge just to get to work. We can't fathom how Koki Ln. will be able to provide sufficient and safe access to not only the residents of the proposed development, but to our subdivision and to the High School. According to the plans, the entrance/exit is located in an area in which it's very difficult to see cars coming from the school. We have seen all too many times the teenage drivers driving in excess of what they should be. We have even seen traffic collisions in the straight away areas of Koki Ln. taking out fencing and fear that we may see on onset of more accidents due to the fact that you are mixing elderly drivers with young inexperienced drivers on a two lane narrow road that is already an issue. With the new proposal and the addition of added senior apartments this means even more traffic on Koki Ln. and an already congested Highway 49 as you will have additional drivers. We understand that there will be a point of access on Highway 49 for fire and medical personnel to access however we are sure at times they will need to access the facility through Koki Ln. In addition, what about delivery drivers, mail delivery, garbage trucks, visitors, etc. Where are they most likely to access this community? We see this as an issue if they are using the Koki Ln. entrance and exit especially during drop off and pick up times for the High School as Koki Ln. and Highway 49 are heavily congested during this time. It is inevitable that you will find that Koki Ln. and Highway 49 are not able to handle the additional usage this project will create and feel that a more in depth study needs to be conducted. One last thing regarding the traffic issue is the concern about fire and the fact that there is one way out on Koki Ln. This is a terrifying thought considering what we witnessed in 2018 with the fires in Butte County specifically the town of Paradise and now with the recent fires throughout California. We want to know that we will be able to safely evacuate should the need arise. We can't even imagine the gridlock that will be created if not only our subdivision, but the residents of this rather large community are only able to exit utilizing one exit. The only other way out is through Union Mine High School which has several locked gates. Unless we have someone who has a key or bolt cutters to get the gates open, we again only will have one way out through Koki Ln. onto Pleasant Valley. We strongly feel this would be too big of a risk to too many lives that just isn't worth taking.

Finally, we are concerned about how low income housing will affect our quiet neighborhood. Typically, low income housing, especially apartments brings along increased crime. We currently have very little issues in our neighborhood with crime and we would hate to see things change.

All that being said, we ask that the County of El Dorado Planning Commission consider the enormous negative impact that this proposed development of the El Dorado Senior Village will have on the current residents of our community. We don't want to see our quality of life be diminished for many of the reasons stated above and we truly hope that each and every one of the residents of our community is heard with an open mind. It is our hope that Mr. Davies will work together with the neighboring citizens to come up with a suitable solution for this property that will benefit everyone in the community.

Thank you for your time and consideration.

Christopher Philipps and Monique Plubell
5531 Crossbill Ln.
El Dorado, CA 95623

8/26/2020

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PC 8:27:20
Item #3
Julie Saylor <julie.saylor@edcgov.us>
2 pages



Fwd: Design review DR20-0001/EI Dorado Senior Village

1 message

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

Wed, Aug 26, 2020 at 7:23 AM

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

From: **Donna Neff** <donna3jkm@yahoo.com>
Date: Tue, Aug 25, 2020 at 4:55 PM
Subject: Design review DR20-0001/EI Dorado Senior Village
To: planning@edcgov.us <planning@edcgov.us>

Regarding Design review DR20-0001/ EI Dorado Senior Village

I am a homeowner at 5508 Crossbill Lane, EI Dorado. I would like to submit my concerns over the proposed EI Dorado Senior Village. Along with my original concerns stated in my email dated 05/16/2019 opposing the project known as EI Dorado Senior Resort (email below). I now have new concerns over the changes that have been made to the design.

The design has changed to now have two story multi-tenet buildings right behind my house. This is a significant change from the original single story homes behind Crossbill Lane. These two story buildings will bring even more light and noise pollution than originally designed. The added dumpsters right behind the houses are also a concern for increased odors and pests. I will reiterate that this area is not the proper location to place a project of this magnitude.

Please consider the concerns from the homeowners when making your decision.

Due to the concerns listed above and from my previous email, I must oppose the development of the EI Dorado Senior Village.

Donna Neff

On Thursday, May 16, 2019, 03:47:27 PM PDT, Donna Neff <donna3jkm@yahoo.com> wrote:

Regarding Conditional Use permit CUP18-0009/EI Dorado Senior Resort.

I am a homeowner at 5508 Crossbill Lane, EI Dorado. I would like to submit my concerns over the proposed EI Dorado Senior Resort.

1. My main concern is the invasion of privacy for myself and my neighbors. The proposed two-story commercial and three-story residential buildings are not consistent with existing structures and aesthetic of the area.

<https://mail.google.com/mail/u/0?ik=da55f4e1b7&view=nt&search=all&permthid=thread-f%3A167609818714306600%7Cmsg-f%3A16760981871430>

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2. The removal of existing trees (especially at the fence line on Crossbill) will exacerbate the issue of privacy mentioned above. These trees are also essential in reducing traffic noise from Pleasant Valley Road and Koki lane.
3. I am also concerned with traffic within the Koki Lane area. This area is already severely impacted during school activities, and a development of this size will add a significant amount of traffic in the area.
4. I am concerned with light pollution in my backyard and back windows due to the street lighting and facility illumination this development will need.

Due to the concerns listed above, I must oppose the development of the EI Dorado Senior Resort.

Donna Neff