

5/17/2019

Edcgov.us Mail - Fwd: CUP18-0009/EI Dorado Senior Resort

PC 5/23/19  
#4  
3 pages



Charlene Tim <charlene.tim@edcgov.us>

---

## Fwd: CUP18-0009/EI Dorado Senior Resort

---

Planning Department <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Fri, May 17, 2019 at 8:11 AM

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


From: **Amanda Land** <amland17@gmail.com>  
Date: Thu, May 16, 2019 at 9:06 PM  
Subject: CUP18-0009/EI Dorado Senior Resort  
To: <planning@edcgov.us>

Hello,

Please review the attached letter with our concerns regarding CUP18-0009/EI Dorado Senior Resort at Parcel Numbers 331-221-30 and 331-221-32.

Thank you,  
Marcus and Amanda Land  
5500 Crossbill Lane  
El Dorado, CA 95623

---

 **CUP18-0009\_EI Dorado Senior Resort\_Letter.pdf**  
1302K

County of El Dorado Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

RE: CUP18-0009/El Dorado Senior Resort

To Whom it May Concern,

We are Marcus and Amanda Land, the owners of 5500 Crossbill Lane, El Dorado, CA 95623. We are writing today with concerns regarding the proposed project bordering our property at Parcels 331-221-30 and 331-221-32.

Since development of this property seems imminent, we support the proposed Senior Resort over a higher density alternative. However, we still have concerns we hope can be addressed. We are concerned with Mr. Davies' plan for the native woodlands, the new community's access location and its impact on our current community.

While we are disappointed in Mr. Davies' current neglect in regards to fire safety on his property considering the state's recent wildfires, we are disheartened by his plan to wipe out most of the oak woodlands and several heritage oak trees.

Trees add a natural beauty, which also provide a source of pollution offset and act as a natural sound barrier, which in Mr. Davies' own words, "noise...impact is potentially significant." We encourage Mr. Davies to delay the project until September as his Biological Resources Evaluation recommends would mitigate the impact to wildlife, particularly nesting birds.

We are concerned with the new community's one and only access point being at Koki Lane. As an ambulance medical biller for 7 years and a brother-in-law that is a firefighter paramedic, we have an understanding of the emergency medical call volume a senior care facility can generate. In addition to the excess noise of emergency sirens disrupting our neighborhood at all hours, we question if the emergency vehicles will be able to access the community from Koki Lane at high traffic times, such as with school related traffic.

We are also concerned if the Diamond Springs - El Dorado Fire Protection District has the resources to provide these new residents with the care they will require while not negatively impacting the high quality, efficient care they currently provide to us. We question if access via Koki Lane is the best location as opposed to adding a second access point from Pleasant Valley Road. A second access road would alleviate the impact of traffic and noise. The addition of a second road would surely be a better use of the property set aside for a putting green.


As a house bordering Koki Lane, we are aware of the high speed at which the high school students drive down Koki Lane. We are concerned with the potential for traffic incidents due to

the blind corner and slope of Koki Lane causing decreased visibility for the access road on Koki Lane.

The delivery trucks required for two commercial buildings, several residences, and a senior resort where food and medical services are to be provided will exceed a level anyone would consider pleasant. Having the windows of our house open will no longer be enjoyable. We will constantly be listening to trucks' loud engines accelerating up Koki Lane. We anticipate any potential sound mitigation effort, aside from adding another access point to the community, would be minimally effective due to our proximity to Koki Lane.

Multistory buildings are uncommon in this area. The plans for second and third levels would be an eyesore, and intrude on our privacy. Particularly, Commercial Building #2 that will be looking down into our backyard. We are also concerned with the plan to mitigate the "potentially significant" noise of the HVAC systems by constructing a 6 foot wall on top of an already planned multistory building, making an unattractive structure even more unsightly.

Thank you for your attention to these concerns,

  
Marcus Land and Amanda Land  
5500 Crossbill Lane  
El Dorado, CA 95623

PC 5/23/19  
#4

May 16, 2019

County of El Dorado  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

**Re: Conditional Use Permit: CUP18-0009/El Dorado Senior Resort**

To: County of El Dorado Planning and Building Department,

As the owners of 5594 Crossbill Lane, El Dorado – in the Dorado Woods development - we would like to express our concern regarding the above-proposed permit.

Currently, traffic on Koki Lane is very busy. It leads into Union Mine High School and the Virtual Academy. With students and teachers driving to the schools in the morning and leaving in the afternoon, traffic comes to a stand-still. When we leave Crossbill Lane to cross onto Koki Lane, we often cannot cross unless a kind driver on Koki Lane stops and lets us across. Koki Lane is already a traffic problem. Access to and from this huge complex will add to the already existing congestion.

Also, Koki Lane intersects with Pleasant Valley Road, and traffic coming from or to Pleasant Valley Road, will only add more congestion to the already bumper-to-bumper traffic.

If the proposed project passes, we are sure the value of our homes in Dorado Woods will decrease. Our once peaceful, quiet neighborhood will become a noisy, congested neighborhood.

Thank you for considering our thoughts regarding this matter.

Yours truly,

*Robert D. Billingsley*

Robert D. Billingsley  
and

*Monika E. Billingsley*  
Monika E. Billingsley

