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EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

Reverie

I am David Hale, and I share a common corner with the Reverie property, and I have concerns about this effort for a special use permit for the Reverie Project.

Tamara and Ramon are nice people. They are great neighbors. They have a dream, and I strongly support people who have a dream and want to live it. That's what I'm doing now – living a dream that I've had since I was a teenager: Growing grapes and making wine. My dream doesn't impact neighboring lands or people.

Up to this point, their health and retreat center 'Reverie' has not been a problem. In fact, we don't even know when they have events, because it has been on a very small scale. Tamara and Ramon's dream of operating a significantly expanded Health Resort & Retreat Center raises some concerns.

There is a very subtle line in the Detailed Memorandum Package on page 14 containing the Title "Cal State Engineering, Inc", listing the applicant, the agent Property information and the General Plan & Zoning... The bottom line lays out the Proposed Zoning from RE-10 (Residential Estate 10 acres) to RL-10 (Rural Lands 10 acres) This Zoning Change is missing from the Special Use Permit copy listed on page 2

So, I took a few hours to research the County website to learn what exactly is meant by the Zoning designation of "RL". I found El Dorado County Title 130, Zoning Article 2: Zones, Allowed Uses and Zoning Standards Section 130.21.020 – "Matrix of allowed uses" specifically lists Health Resort & Retreat Centers (which is exactly what we are addressing here) as a Conditional Use Permit and listed Health Resort and Retreat Centers as **Commercial**. Nowhere in this package does the Term "Commercial Property" appear.

This raises concerns for me with respect to my Property Value adjacent to a parcel re-zoned to Commercial. We've worked long and hard to build our retirement home in El Dorado County, and we love the rural way of life, away from crowds and traffic. I do not want to see my property value and way of life adversely affected because of commercial zoning effects. It may seem reasonable to Tamara and Ramon, who came here from the densely-populated Bay Area to have 75+ people on a 32 acre parcel as "quiet and peaceful" but I certainly don't see it as that way. Other neighbors are quoted as saying "That's not why we live here". The human footprint of 75 people, especially when including a swimming pool will result in significant noise, similar to a Community Center.

We share a common corner on our properties, and my parcel is topographically below the parcel for Reverie. When water flows off that parcel, it flows on to ours.

With regards to wastewater, page 22 of the detailed memorandum package, what is meant by Wastewater system for the shared shower and restroom facility? Is that all septic, or a separation of grey water and black water? If it is a separation of Grey and black, where will the Grey go? If the Grey is allowed to flow downstream, how do you propose to filter out the sulfites from soaps and detergents, before the water flows onto my property?

On pages 22 and 23 of the detailed memorandum package is a discussion about grading and drainage. This has been down-played quite a bit to say "Relatively little grading will be necessary to implement the project because much of the site has already been improved." It goes on to say "New grading will be necessary for parking area development, on-site roadway enhancements, and wastewater system construction. In addition, minor grading will be periodically necessary to facilitate construction of individual site features."

"Minor incremental increases in storm water runoff will occur as a result of project development. Factors contributing to increased storm water runoff will include increased roof area and several graded parking areas. However, at the time of detailed site and grading design, sufficient storm water detention and/or retention features will be incorporated into the design to ensure that post-project storm water discharges do not exceed pre-project storm water discharges, resulting in no negative effect to downgradient properties or facilities."

This all sounds nice, but how do we know? Do you have any idea of what the water flow off your property is now? How can you possibly know what your before/after project water flow is? Has a hydrology study been performed, or is this just a guess? My concern heightened because of what appears to be a glossing-over of the Environmental Questionnaire – specifically question #24 asking about gold mines adjacent to the property – answered 'NO' but an active mining claim actually exists. The Environmental questionnaire doesn't even address downgradient water runoff, which is an oversight to that study.

Pages 32 and 33 of the same package illustrate very significant grading requirements to prepare parking areas, complicated by very steep slope of the property. In my estimation, this exceeds the concept of "Relatively Little grading" Add to that the extensive digging to install a septic system with leach fields to support up to 75 guests will also significantly add to disturbed soil. This is of concern to me from an erosion, sediment, and water run-off standpoint. Just this last storm flooded a seasonal creek which runs on my property as a result of an over-spill condition of the Reverie property. My culverts were able to keep up with the heavy flow. This has been a heavy rain year, and while my culverts have handled water flow adequately this year and for the last 10 years, additional flow from grading modifications and increased roof area of the Reverie Project may possibly damage or destroy my driveway.

OTHER SIGNIFICANT CONCERNS:

Throughout the mitigation review, it was stated that the cabins were to be used for recreational use only, and not constitute additional dwelling units. I want assurance in the condition for use of this property to stipulate that this property cannot be used for other purposes, such as, but not limited to: housing for homeless; Drug and alcohol rehab facility, or low income housing, even upon sale or transfer.

75 guests being served by a staff of only 6 people – unrealistic

Weekend and week-long events – how will 75 guests be kept ‘occupied’ after the meditation and yoga sessions? They are going to want to wander around the woods... Will they be confined to Reverie Property by a fence? We don't want Trespassers.. People smoke in the woods without regard to burning cigarette butts, which is a huge fire concern in our dry months. People bring trash: University Falls and Traverse Creek are prime examples.

Americans with Disabilities Act Compliance? Not mentioned anywhere in the package...

Inconsistencies within the county paperwork and between ReverieRetreat.com Blogs:

In a BLOG titled “Project Development Update”, Tamara commented about how Reverie provides additional lodging for the county. But wait – I thought that Reverie was a Retreat and Spa, not just a lodging outlet...

“We have been meeting with various business advocacy groups, agriculture groups, our County Supervisor, and others in the community who support our project. Everywhere we go we are being told that Reverie Retreat is exactly the kind of project that El Dorado County is trying to attract to support economic development in the rural parts of the County. Everyone wants to support ag-tourism and outdoor recreation with projects that complement, rather than detract from, the rural character of our area. And one of the biggest issues that comes up is that there isn't enough lodging in our County to support increased tourism. So Reverie Retreat checks a lot of the right boxes. We are hopeful the Planning Commission will see it that way too.”

In the same BLOG, Tamara talks about a pool. Nowhere in the Conditional Use Permit paperwork is there any discussion about a Pool – which is an especially relevant topic with regard to water use and noise.

“A contractor will be renovating the bathroom in the guest cottage in January, and at the same time Ramon will fully renovate the cottage's main bedroom. Once we obtain the Conditional Use Permit we will start building the pool ([link to pool blog](#)). Our goal is to rent out the yome and the

guest cottage as vacation rentals starting in April, to give us some income until Reverie is fully developed and up and running. And hopefully the pool will be finished by May, just in time for summer”.

Conflicting within the document “Mitigated Negative Declaration”:

Conflict with Agricultural Use: (pg 10) “The site and all adjacent

parcels are zoned Estate Residential 10-acre. No change in zoning is proposed. Conflicts with:

Land Use Consistency: The parcel is designated as Rural Residential by the General plan and zoned Rural Lands (RL-10).

Rationale: These statements differ from each other with particular respect to use of Rural Lands and Commercial use.

Inaccuracy within the document “Mitigated Negative Declaration”:

Section XII, Noise: Item d in the questions matrix asks:

A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? And this question is answered “Less than significant impact”. This question should have been marked “Significant with Mitigation” or even “Significant”.

Rationale: Adding a human footprint of 75 people on a parcel will generate significantly more noise than if the project didn't exist. This seems pretty obvious, especially when an outdoor swimming pool is considered.

David and Susan Hale

Concerned Neighbors

David Hale
Susan Hale