

PC 2/27/14  
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On Thu, Feb 20, 2014 at 1:00 PM, Rusty Everett <rusty@speckproducts.com> wrote:

Regarding SP13-001; PD95-0002-R; PD95-0007-R; P12-0004; S13-0017 (El Dorado Hills Retirement Residences) Feb 27th meeting

I am writing on behalf approximately 400 adjacent residents who for the large part have all voiced some concern over this project. This project is yet another request to deviate from the planned development, just like when they were proposing big box retail. The residents bought their homes with a certain understanding of what uses would be going in next to them. Although a retirement facility might be better than big box retail, they are still wanting to change the plan.

There is letter in support of the project from the Four Seasons community. This development is miles away and located on the opposite side of the road so it is not affected by this project. Springfield Meadows is bordering this property, and was not consulted on this or supports this request to change the plan.

I spoke with a Davis firefighter that lives just on the other side of the fence from Town Center West. The firefighter stated that 3 to 4 times a day, he is called out to a nearby retirement facility with lights and sirens on, to attend to the residents. This raises noise impacts. These facilities often now have a NO HELP UP policy when a resident falls they call the local fire to help them back up to avoid liability from the resident and puts a huge burden on our local fire and the residents of the surrounding community both from cost and from response time. These facilities also have commercial kitchens and laundry facilities that have commercial truck delivery noise and air quality impacts. They will be introducing the opportunity for all types of rodents and animals scavenging their dump in close proximity to our homes.

This project would set precedent for future additional changes to the planned development. Staff has acknowledged that this use is not consistent with the plan and that the developer has tried to do this twice in the past. We want the developer to "stick to the plan." The Mansour family has met with the residents and told them "we hear you" and "we're not changing the plan," and then they try and wiggle out of it. They sold this property to the new owners who were disclosed to the restrictions of light office and industrial use but are surely hoping Mansour can help grease the wheels at the county level and change the general plan. In the last hearing on May 14 2013 I made a similar presentation to the planning commission and County Counsel Paula Frantz and Planner Gina Paolini agreed that their are very specific restrictions on this land use. By allowing these changes now and putting in this "special receptor" it could dictate that much of the planned use for the other development of Town Center west could be forcibly changed based on this and allowing for changes that impact our home values and quality of life.

We want the uses that were planned for Town Center West to remain as planned. Office/light industrial uses would mean that the employees work the same hours as most people, and would be leaving as most people are coming home, therefore having less impact on the neighbors.

Finally, a residential use is a "sensitive receptor" which means other uses in the plan may be forced to re-locate within the plan area. The developer should stick with the original plan.

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PC Rcvd 02-26-14 1 of 1