



The Pigman Companies, L.L.C.
Real Estate Development, Project Management, & Investment

Date: May 1, 2014

To: The Planning Commission of El Dorado County

Re: Agenda for May 8, 2014

El Dorado Hills Retirement Residences

Item: #3 14-0278

Applicant: Lenity Architecture, LLC

Dear Members of the El Dorado County Planning Commission,

The purpose of this correspondence is to express unreserved support for Planning Commission and Board of Supervisors adoption of the above referenced agenda item. I urge you to accept the Staff Recommendation and approve the Application.

TPC / VPD Venture I, LLC, as owners of 20+ acres of contiguous property, supports Lenity's application for a host of reasons.

We firmly believe that the proposed use and development as described in Lenity's application:

1. is a compatible use that supplements and complements other uses in the area,
2. will increase the County's tax base and provide needed revenue,
3. provide needed short and long-term construction and full-time jobs,
4. will fill a measurable void in the marketplace for seniors and thus prevent leakage of El Dorado seniors to outside the County,
5. will yield an attractive, safe, and secure senior environment with a reputable and experienced, high-quality operator,
6. add a new source of disposable income for neighboring retail, and
7. will be environmentally friendly and provide no negative traffic impacts.

The proposed project will provide the first, comfortable step for seniors away from their traditional way of life. None of the units in the proposed project have kitchens. The seniors making their 1st stride to a more untethered lifestyle shall rely on a full commissary for their food service, housekeeping and linen service, a shuttle service to satisfy shopping, banking, and other personal necessities, as well as a management staff ready to respond to their needs. Vibrant, healthy, energetic, seasoned citizens that are tired of mowing the lawn, cleaning out the gutters, taking the trash and recyclable cans to the curb every Wednesday will be able to stay near their extended families and friends, frequent familiar restaurants, banks and stores, keep their existing doctor relationships.



While voicing unbridled support for the intended use, the most strident antagonist of the project bases their opposition solely on the proposed location. As loquacious as their argument may be, we disagree with each of their core objections. As such, we believe:

- The project clearly has a commercial nature and this type of use is frequently sited on commercially zoned property.
- It will not inhibit development of the balance of Town Center West.
- While not generating the maximum # of potential jobs per acre as per a twenty+ year old specific plan, the project satisfies a measurable need, and will be environmentally sound in design and operation while absorbing only 5.5 acres of land. More than ample acreage of entitled, vacant land remains to satisfy other commercial users if/when market requirements manifest themselves with financeable needs in El Dorado Hills.
- The application can comfortably and defensibly be approved by virtue of the staff report and its recommendations; the proposed use clearly poses no risk “to disturb the peaceful enjoyment of adjacent commercial, residential, or agricultural land uses.”
- The site was selected from many alternatives as the best, most appropriate, and well-located available property that can satisfy Hawthorn’s myriad of site selection criteria for a successful Senior Care Facility.

I will welcome the opportunity to respond to any questions at the Planning Commission Hearing scheduled for next Thursday morning.

Thank you for your consideration,

The Pigman Companies, LLC

Kristen E. Pigman
President