

February 24, 2013

From Roger Lewis, El Dorado Senior Housing LLC
To: Tom Dougherty, Project Planner

RE: Pre Application Conceptual Review PA12-000^{X5}_{or}
El Dorado Senior Resort

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PLANNING DEPARTMENT
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Tom,

I have received and reviewed your staff report to the Board of Supervisors. I appreciate that you were able to explain how we modified the plan to comply with the suggestions of the Planning and Fire Departments. All in all I think the report has a general positive spin to it. Other than the matter of the oak trees, I see no reason that we will not be able to satisfactorily address all outstanding issues.

Jim and I met on Thursday night, Feb 21, with Mr. Bob Smart and the Diamond Springs – El Dorado Community Advisory Committee. We presented our plan with a power point slide show and received feedback from the committee and the various people in the audience. The main topics of concern included:

1. The Senior Facility Itself - The development of an alternative to a senior community, i.e. general multi-family housing, should be considered because, as one participant claimed, we are within walking distance of five schools.
2. Pedestrian Access - Walking paths and pedestrian access through our property from Hwy 49 to Koki Ln should be provided.
3. Traffic - Increased traffic on Koki Ln. from our residents is likely to be a problem, especially before the start and at the end of the day for the nearby high school.
4. Fencing - Fencing was objectionable to one commenter who said it made the facility look like a "prison".
5. Building Heights – It was the perception of some that the 3-story apartment was too high.

We offered rebuttals to include:

- Item 1 – Our research and interviews with El Dorado residents, as well as with County Planning staff and the County Health and Human Services Agency lends credence to the idea that a senior housing facility is perhaps the best use of the property and that the development of alternative general multi-family housing is not wanted and should be discouraged.

Item 2 – We are currently providing continuous pedestrian access from our EVA gate at Hwy 49 to our entry gate at Koki Ln; however, our primary concern is the safety and security of the residents. If a pedestrian access gate at Hwy 49 is properly controlled and does not compromise the safety and security of the residents, we would have no objection to such a gate. It was noted that the walking distance from the EVA gate to the entry gate at Koki Ln. is approximately the same whether traveling via the walking paths on our property or via Hwy 49 directly to Koki Ln and then south to the entry gate, so in reality it should not make much difference to the pedestrian which route is taken.

Item 3 – Many of the residents in a senior community do not drive, and as was noted by Mr. Smart, the traffic patterns of those residents who do drive are likely to be much different than those of the drivers attending school. That is, many of our residents who drive are retirees and as such won't necessarily drive during commute hours going to and from work, so the impact they cause is certainly to be less than for any other use of the property, e.g. for family dwellings wherein at least one resident is employed and will be travelling during the commute schedules. Consequently, traffic issues on Koki Ln. are likely to be minimal.

Item 4 – It was noted that most of the property is currently fenced. Furthermore, fencing is of primary importance when considering the safety and security of the community's residents and should not be dispensed with. We concur that it should not look like a prison.

Item 5 – We are cognizant of this issue and are taking several steps to minimize its impact. We noted that the building is at a somewhat lower elevation than the neighboring properties. Furthermore, we are providing a significant setback of 50 ft; we are preserving the trees at the rear and sides of the building to provide screening; and we are considering stepping back the third floor units from the rear and side walls of the building.

We would appreciate it if you would pass these comments on to the Board of Supervisors if possible. We look forward to the opportunity of addressing the Board on March 5.

Thanks and best regards,

Roger